



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Wall Financial Corporation
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

Introduction

This hearing was convened in response to an application by the Landlord pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. An Order of Possession - Section 55;
2. A Monetary Order for unpaid rent - Section 67;
3. A Monetary Order for compensation - Section 67; and
4. An Order to recover the filing fee for this application - Section 72.

I accept the Landlord’s evidence that Tenant GM was served with the application for dispute resolution and notice of hearing in person on April 22, 2014 in accordance with Section 89 of the Act. Tenant GM did not participate in the conference call hearing. The Administrator for the estate of Tenant GC did appear. The Landlord and the Administrator were each given full opportunity to be heard, to present evidence and to make submissions.

Issue(s) to be Decided

Is the notice to end tenancy valid?

Is the Landlord entitled to an Order of Possession?

Is the Landlord entitled to the monetary amounts claimed?

Background and Evidence

The tenancy began on October 15, 20018. Rent of \$1,015.00 is payable in advance on the first day of each month. At the outset of the tenancy, the Landlord collected

\$497.50 as a security deposit and \$200.00 as a pet deposit from the Tenant. The tenancy agreement provides for a monthly parking charge of \$20.00 and a late rent fee of \$20.00.

Tenant GC became deceased in March 2014. Tenant GM remained in the unit and failed to pay rent for April 2014. On April 2, 2014 the Landlord served Tenant personally with a 10 day notice to end tenancy for unpaid rent (the "Notice"). Tenant did not make an application for dispute resolution to dispute the Notice and has not moved out of the unit. The Tenant made payments of \$780.00 on April 6, 2014, \$900.00 on May 2, 2014 and \$150.00 on May 3, 2014. The Landlord issued the Tenant with receipts for use and occupancy only. The Landlord claims arrears to the end of May 2014 of \$240.00 and unpaid June 2014 rent. The Landlord also claims unpaid parking and late rent charges for May and June 2014. The Landlord requests that the monetary order name only Tenant GM.

Analysis

Section 46 of the Act requires that upon receipt of a 10 notice to end tenancy for unpaid rent (the "Notice") the tenant must, within five days, either pay the full amount of the arrears indicated on the Notice or dispute the notice by filing an application for dispute resolution with the Residential Tenancy Branch. If the tenant does neither of these two things, the tenant is conclusively presumed to have accepted that the tenancy ended on the effective date of the Notice. Section 55 of the Act provides that a landlord may request an order of possession of a rental unit by making an application for dispute resolution where a notice to end the tenancy has been given by the landlord, the tenant has not disputed the Notice by making an application for dispute resolution and the time for making that application has expired.

Based on the Landlord's evidence I find that the Tenant was given a valid Notice. The Tenant has not filed an application to dispute the Notice, has not moved out of the unit and has not paid the outstanding rent. Given these facts, I find that the Landlord is entitled to an **Order of Possession**. I also find that the Landlord has established a monetary claim for **\$747.50** in unpaid rent to June 15, 2014 and **\$80.00** for late fees and

parking charges for May and June 2014. Should the Tenant remain in the unit past this date the Landlord has leave to reapply for unpaid rent. Should the Tenant leave the unit unclean and damaged such that the Landlord incurs a loss of rental income, the Landlord has leave to reapply for compensation. The Landlord is entitled to recovery of the \$50.00 filing fee for a total monetary amount of **\$877.50**. Setting the combined security and pet deposit of **\$697.50** plus **\$2.23** interest off the entitlement leaves **\$177.77** owed by the Tenant to the Landlord.

Conclusion

I grant an Order of Possession to the Landlord. The Tenant must be served with this **Order of Possession**. Should the Tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

I order that the Landlord retain the **deposit** and interest of \$699.73 in partial satisfaction of the claim and I grant the Landlord an order under Section 67 of the Act for the balance due of **\$177.77**. If necessary, this order may be filed in the Small Claims Court and enforced as an order of that Court.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: June 10, 2014

Residential Tenancy Branch

