



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MNDC, FF

### Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy dated August 14, 2014 and for a monetary award for unpaid rent.

### Issue(s) to be Decided

Does the relevant evidence presented at hearing show on a balance of probabilities that the landlord is entitled to the relief requested?

### Background and Evidence

The rental unit is a three bedroom house. The tenancy started in April 2013. The monthly rent is \$869.00. The landlord holds a \$435.00 security deposit.

The pertinent facts are not in dispute. In mid-August the tenant received the ten day Notice. She did not apply to challenge it and she did not pay the \$868.00 demanded in it within five days after being served with it. As a result, this tenancy ended by operation of s. 46 of the *Residential Tenancy Act* on August 29, 2014 and the landlord is entitled to an order of possession.

It is agreed that there remains \$568.00 in outstanding rent up to and including the October rent. The landlord will have a monetary award for \$568.00 plus the \$50.00 filing fee. I authorize the landlord to retain the \$435.00 security deposit in reduction of

the amount awarded. There will be a monetary order against the tenant for the remainder of \$173.00.

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: October 30, 2014

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Residential Tenancy Branch

