



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding HOLLYBURN ESTATES LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

### Dispute Codes

OPR, MNR, MNSD, FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the Landlord for an Order of Possession based on unpaid rent, a Monetary Order for unpaid rent, an order to retain the security deposit in partial satisfaction of the claim and to recover the filing fee for the Application.

Only the Landlord appeared at the hearing. She gave affirmed testimony and was provided the opportunity to present her evidence orally and in written and documentary form, and to make submissions to me.

The Landlord testified she served the Tenant with the Notice of Hearing and their Application on December 29, 2014 by registered mail. She also provided in evidence the registered mail tracking number. Under the Act documents served this way are deemed served five days later; accordingly, I find the Tenant was duly served as of January 4, 2015.

I have reviewed all oral and written evidence before me that met the requirements of the rules of procedure. However, only the evidence relevant to the issues and findings in this matter are described in this Decision.

### Issues to be Decided

Has the Tenant breached the Act or tenancy agreement, entitling the Landlord to an Order of Possession and monetary relief?

### Background and Evidence

Introduced in evidence was a copy of the residential tenancy agreement indicating the tenancy began on May 15, 2012. Initially rent was payable in the amount of \$925.00; subsequently, a notice of rent increase was issued in February of 2014 and which provided for an increase in rent as of June 1, 2014 to \$945.00. At the time of the hearing the rent was \$945.00 per month

payable on the first of the month. Pursuant to the residential tenancy agreement the tenant also agreed to pay parking in the amount of \$30.00 per month and late fees of \$25.00 per month.

The Tenant failed to pay the full amount of rent for the month of December. The Landlord issued a 10 day Notice to End Tenancy for non-payment of rent on December 8, 2014 indicating the amount of \$945.00 was due as of December 1, 2014 (the "Notice").

The Landlord testified that on December 8, 2014 she posted the Notice to the rental unit door. Section 90 of the Act provides that documents served in this manner are deemed served three days later. Accordingly, I find that the Tenant was served with the Notice as of December 12, 2014.

The Notice informed the Tenant that the Notice would be cancelled if the rent was paid within five days of service, namely, December 17, 2014. The Notice also explains the Tenant had five days from the date of service to dispute the Notice by filing an Application for Dispute Resolution.

The Landlord testified that the Tenant paid \$75.00 towards the outstanding balance on December 16, 2014; however, the Tenant also did not pay rent for January 2015. The Tenant then paid \$975.00 on January 6, 2015. The Landlord sought a monetary order for the balance owing as well as the parking fees and late fees for December and January.

### Analysis

Based on the above, the testimony and evidence, and on a balance of probabilities, I find as follows:

The Tenant has not paid the outstanding rent and did not apply to dispute the Notice and is therefore conclusively presumed under section 46(5) of the Act to have accepted that the tenancy ended on the effective date of the Notice.

Under section 26 of the Act, the Tenant must not withhold rent, even if the Landlord is in breach of the tenancy agreement or the Act, unless the Tenant has some authority under the Act to not pay rent. In this situation the Tenant had no authority under the Act to not pay rent.

I find that the Landlord is entitled to an order of possession effective **two days** after service on the Tenant. This order may be filed in the Supreme Court and enforced as an order of that Court.

I find that the Landlord has established a total monetary claim of \$1,000.00 comprised of the following:

December rent	\$945.00
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December parking	\$30.00
December late charge	\$25.00
January rent	\$945.00
January parking	\$30.00
January late charge	\$25.00
TOTAL:	\$2,000.00
<i>Less payments made</i>	
<i>December 16, 2014</i>	\$75.00
<i>January 6, 2015</i>	\$975.00
TOTAL OWING	\$950.00

and the \$50.00 fee paid by the Landlord for this application. I grant the Landlord an order under section 67 for the balance due of \$1,000.00.

This order may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court.

#### Conclusion

The Tenant failed to pay rent and did not file to dispute the Notice to End Tenancy. The Tenant is presumed under the law to have accepted that the tenancy ended on the effective date of the Notice to End Tenancy.

The Landlord is granted an order of possession and is granted a monetary order for the balance due.

This decision is final and binding on the parties, except as otherwise provided under the Act, and 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: January 21, 2015

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Residential Tenancy Branch

