



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, OPR, MNR, MDSD & FF

Introduction

A hearing was conducted by conference call in the presence of a representative of the applicant and in the absence of the respondents although duly served. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

At the request of the landlord I ordered that the Application for Dispute Resolution be amended to include the second corporate entity as I determined the tenants have not been prejudiced by this amendment.

I find that the Notice to End Tenancy was personally served on the Tenants on February 5, 2015. Further I find that the Application for Dispute Resolution/Notice of Hearing filed by the landlord was sufficiently served on the tenants by mailing, by registered mail to where the tenants reside on February 19, 2015. With respect to each of the applicant's claims I find as follows:

Issue(s) to be Decided

The issues to be decided are as follows:

- a. Whether the tenant is entitled to an order cancelling the 10 day Notice to End Tenancy dated February 5, 2015?
- b. Whether the landlord is entitled to an Order for Possession?
- c. Whether the landlord is entitled to A Monetary Order and if so how much?
- d. Whether the landlord is entitled to retain all or a portion of the security deposit/pet deposit?

- e. Whether the landlord is entitled to recover the cost of the filing fee?

Background and Evidence

The parties entered into a written tenancy agreement that provided that the tenancy would start on September 1, 2014 and continue on a month to month basis. The rent is \$750 per month payable in advance on the first day of each month. The tenants paid a security deposit of \$375 at the start of the tenancy. The tenant(s) failed to pay the rent for the months of February (\$375 is owed) and March (\$375 is owed) and the sum of \$750 remains owing. The tenant(s) continue to reside in the rental unit.

Tenants' Application:

The tenants failed to appear at the hearing and failed to present sufficient evidence to have the 10 day Notice to End Tenancy cancelled. As a result I ordered that the application of the tenants be dismissed. .

Landlords' Application - Order of Possession:

I determined the landlord was entitled to an Order for Possession. There is outstanding rent. The Tenants' application to cancel the 10 day Notice to End Tenancy has been dismissed. Accordingly, I granted the landlord an Order for Possession on 2 days notice.

The tenant must be served with this Order as soon as possible. Should the tenant fail to comply with this Order, the landlord may register the Order with the Supreme Court of British Columbia for enforcement.

Analysis - Monetary Order and Cost of Filing fee

I determined the tenant has failed to pay the rent for the month(s) of February (\$375 is owed) and March (\$375 is owed) and the sum of \$750 remains owing. I determined the landlord has given sufficient notice of their intention to claim for all of last month as provided in the Application for Dispute Resolution. I granted the landlord a monetary

order in the sum of \$750 plus the sum of \$50 in respect of the filing fee for a total of \$800.

Security Deposit

I determined the security deposit plus interest totals the sum of \$375. I ordered the landlord may retain this sum thus reducing the amount outstanding under this monetary order to the sum of \$425.

It is further Ordered that this sum be paid forthwith. The applicant is given a formal Order in the above terms and the respondent must be served with a copy of this Order as soon as possible.

Should the respondent fail to comply with this Order, the Order may be filed in the Small Claims division of the Provincial 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: March 12, 2015

Residential Tenancy Branch

