



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MNDC, FF

### Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order. The landlord participated in the conference call hearing but the tenant(s) did not. The landlord presented evidence that the tenant was served with the application for dispute resolution and notice of hearing by having a witness present when personally serving them on May 6, 2015 and having the tenant sign and acknowledge receipt of said documents. I found that the tenant has been properly served the landlords evidence and with the notice of the landlord's claim and the date and time of the hearing in accordance with Section 89 of the Act and the hearing proceeded in their absence.

### Issues to be Decided

Is the landlord entitled to an order of possession?

Is the landlord entitled to a monetary order for unpaid rent and loss of income?

### Background and Evidence

The landlord gave the following testimony:

The tenancy began on or about January 1, 2015. Rent in the amount of \$2500.00 is payable in advance on the first day of each month. The tenant is also responsible for 100% of the utilities cost of this home as per the addendum to the tenancy agreement. The tenant failed to pay rent in the month(s) of March and April and April 12, 2015 the landlord served the tenant with a notice to end tenancy. The tenant further failed to pay rent in the month(s) of May and June. The landlord stated that the amount of unpaid utilities as of this date is \$1510.12 to which he provided a demand letter and made numerous calls to the tenant to have him pay the amount.

### Analysis

I accept the landlord's undisputed testimony and I find that the tenant was served with a notice to end tenancy for non-payment of rent. The tenant did not pay the outstanding rent within 5 days of receiving the notice and did not apply for dispute resolution to dispute the notice and is therefore conclusively presumed to have accepted that the tenancy ended on the effective date of the notice. Based on the above facts I find that the landlord is entitled to an order of possession. The tenant must be served with the 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.

As for the monetary order, I find that the landlord has established a claim for \$11510.12 in unpaid rent and utilities. The landlord is also entitled to the recovery of the \$100.00 filing fee. I grant the landlord an order under section 67 for the balance due of \$11610.12. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

### Conclusion

The landlord is granted an order of possession and a monetary order for \$11610.12.

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 16, 2015

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Residential Tenancy Branch

