



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: *OPR, CNR, MNR, MNSD, FF*

Introduction

This hearing dealt with applications by the landlord and the tenant, pursuant to the *Residential Tenancy Act*. The landlord applied for an order of possession and for a monetary order for unpaid rent and the filing fee. The landlord also applied to retain the security deposit. The tenant applied for an order to cancel the notice to end tenancy and for the filing fee. Both parties attended the hearing and were given full opportunity to present evidence and make submissions.

Issues to be decided

Is the landlord entitled to an order of possession or should the notice to end tenancy be set aside? Is the landlord entitled to a monetary order for unpaid rent and the filing fee?

Background and Evidence

The landlord and tenant entered into a tenancy agreement on April 15, 2015. The tenant paid a security deposit of \$600.00. The rent is \$1,200.00 per month due on the fifteenth day of each month and does not include utilities.

The tenant agreed that she had not paid rent that was due on May 15 and June 15, 2015 in the total amount of \$2,400.00. The tenant also agreed that she owed \$146.61 for utilities. On May 16, 2015, the landlord served the tenant with a notice to end tenancy for \$1,200.00 in unpaid rent. The tenant disputed the notice but did not pay rent and continues to occupy the rental unit. At the time of the hearing the tenant owed rent in the amount of \$2,400.00 plus utilities in the amount of \$146.61.

The landlord agreed to allow the tenancy to continue until June 30, 2015, to give the tenant time to find a new place and pay the outstanding rent. The landlord has applied for an order of possession effective this date.

Analysis

The tenant received the notice to end tenancy for unpaid rent, on May 16, 2015, and did not pay rent within five days of receiving the notice to end tenancy, pursuant to Section 46 to set aside the notice to end a residential tenancy, and the time to do so has expired.

In these situations, the *Residential Tenancy Act* provides that the tenant has been deemed to have accepted the end of the tenancy on the date set out in the notice. Pursuant to section 55(2) I am issuing a formal order of possession effective on or before 1:00 pm on June 30, 2015. The order may be filed in the Supreme Court for enforcement.

I also find that the landlord is entitled to \$2,400.00 for unpaid rent and \$146.61 for utilities. Since the landlord has proven his case, I award him the filing fee of \$50. Overall the landlord has established a claim of \$2,596.61. I order that the landlord retain the security deposit of \$600.00 in partial satisfaction of the claim and I grant the landlord an order under section 67 of the *Residential Tenancy Act* for the balance due of \$1,996.61. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

I grant the landlord an order of possession effective on or before **1:00 pm on June 30, 2015**. I also grant the landlord a monetary order in the amount of **\$1,996.61**.

The tenant's application is dismissed in its entirety.

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 17, 2015

Residential Tenancy Branch

