



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Concert Realty Services Ltd  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      FF, MNR, OPR

### Introduction

This is an application brought by the Landlord(s) requesting an Order of Possession, based on a Notice to End Tenancy for non-payment of rent, a request for a Monetary Order for outstanding rent and recovery of the filing fee.

The applicant(s) testified that the respondent was served with notice of the hearing by Personal service on June 22, 2015; however the respondent(s) did not join the conference call that was set up for the hearing.

Pursuant to section 90 of the Residential Tenancy Act, documents sent by registered mail are deemed served five days after mailing and therefore it is my finding that the respondent(s) have/ has been properly served with notice of the hearing.

I therefore conducted the hearing in the respondent's absence.

All testimony was taken under affirmation.

### Issue(s) to be Decided

Has the applicant established a monetary claim against the respondent and if so in what amount?

Has the applicant established the right to an Order of Possession?

Background and Evidence

This tenancy began on June 1, 2015 for a 1 year fixed term ending May 31, 2016.

The monthly rent was set at \$1010.00.

The tenant failed to pay the June 2015 rent and therefore on June 5, 2015 a 10 day Notice to end Tenancy was posted on the tenant's door.

To date the tenant has failed to comply with that notice and has failed to pay any further rent.

The landlord is therefore asking for an Order of Possession for as soon as possible, and for a Monetary Order for outstanding rent and filing fee as follows:

June 2015 rent outstanding	\$1010.00
July 2015 rent outstanding	\$1010.00
Filing fee	\$50.00
Total	\$2070.00

Analysis

I have review the information provided by the applicant and it is my finding that the tenant has failed to pay rent totalling \$2020.00 to the end of July, 2015, and I therefore allow the landlords claim for that outstanding rent pursuant to Section 67 of the Residential Tenancy Act.

I also find that the tenant has been served with a valid 10-Day notice to End Tenancy and has failed to comply with that notice. I therefore also allow the request for an Order of Possession pursuant to Sections 46 and 55 of the Act.

I also allow the request for recovery of the filing fee.

### Conclusion

I have issued an Order of Possession that is enforceable 2 days after service on the respondent.

I have issued a Monetary Order for \$2070.00.

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: July 16, 2015

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Residential Tenancy Branch

