



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Pacific Quorum Properties Inc. and Vancouver Eviction Services
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes

OPR MNR MNSD FF

Introduction

This hearing dealt with an application by the landlord for an order of possession, a monetary order and an order to retain the security deposit in partial satisfaction of the claim.

The landlord participated in the teleconference hearing, but the tenant did not call into the hearing. The landlord stated that they served the tenant with the application for dispute resolution and notice of hearing by registered mail sent on July 21, 2015 and received by the tenant on July 23, 2015. The landlord stated that they personally served the landlord with the amended application on August 5, 2015. I accepted the landlord's evidence that the tenant was served with notice of the hearing and the amended application, and I proceeded with the hearing in the absence of the tenant.

Issue(s) to be Decided

Is the landlord entitled to an order of possession?

Is the landlord entitled to a monetary order?

Background and Evidence

The tenancy began on June 1, 2015. Rent in the amount of \$830.00 is payable in advance on the first day of each month. At the outset of the tenancy, the landlord collected a security deposit from the tenant in the amount of \$415.00. The tenant failed to pay rent in the month of July 2015 and on July 7, 2015 the landlord served the tenant with a notice to end tenancy for non-payment of rent. The tenant further failed to pay rent in the months of August and September 2015.

The Landlord's evidence included the following:

- a copy of a residential tenancy agreement, indicating a monthly rent of \$830.00 due on the first of each month;
- a copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, issued on July 7, 2015, with an effective vacancy date of July 20, 2015, for failure to pay rent in the amount of \$830.00 that was due on July 1, 2015; and
- a copy of the Landlord's Application for Dispute Resolution, filed July 20, 2015.

Analysis

I have reviewed all evidence and I accept that the tenant was served with the notice to end tenancy as declared by the landlord.

I accept the evidence before me that the tenant has failed to pay the rent owed within the five days granted under section 46(4) of the Act. I find that the tenant is conclusively presumed under section 46(5) of the Act to have accepted that the tenancy ended on July 20, 2015, the effective date of the notice. The landlord is therefore entitled to an order of possession.

As for the monetary order, based on the above-noted evidence I find that the landlord has established a claim for \$2,490.00 in unpaid rent. The landlord is also entitled to recovery of the \$50.00 filing fee.

Conclusion

I grant the landlord an order of possession effective two days from service. 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.

The landlord is entitled to \$2,540.00. I order that the landlord retain the security deposit of \$415.00 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$2,125.00. This order may be filed in the Small Claims 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: September 24, 2015

