



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute codes OP MNR MNSD FF

Introduction

This hearing dealt with an application by the landlord for an order of possession, a monetary order and an order allowing retention of the security deposit in partial satisfaction of the claim. The hearing was conducted by conference call. The landlord called in and participated in the hearing. The tenant did not appear although he was served with the Application for Dispute Resolution and Notice of Hearing by hand in the presence of a police officer on August 27, 2015.

Issues

Is the landlord entitled to the requested orders?

Background and Evidence

This tenancy began in mid-2014. The rent is \$550.00 due in advance on the first day of each month. The tenant paid a security deposit of \$275.00 at the start of the tenancy. The tenant stopped paying rent in February 2015. The tenant kept telling the landlord that the rent would be paid but the situation did not improve. Ultimately, on August 12, 2015 the landlord personally served the tenant with a Notice to End Tenancy for non-payment of rent. The tenant has not paid any rent since receiving the Notice and he did not file an application to dispute the Notice to End Tenancy.

Analysis

Section 46 of the Act requires that upon receipt of a Notice to End Tenancy for non-payment of rent the tenant must, within five days, either pay the full amount of the arrears indicated on the Notice or dispute the notice by filing an Application for Dispute Resolution with the Residential Tenancy Branch. If, as in the present case, the tenant does neither of these two things, the tenant is conclusively presumed to have accepted that the tenancy ended on the effective date of the Notice.

Conclusion

Order of Possession - Based on the above background, evidence and analysis I find that the landlord is entitled to an order of possession effective two days after service on the tenant. This order may be filed in the Supreme Court and enforced as an order of that Court.

Monetary Order and Security Deposit - I find that the landlord has established a total monetary claim of \$4950.00 in outstanding rent for February through October. The landlord is entitled to recover the \$50.00 filing fee for this application for a total award of \$5000.00. I order that the landlord retain the deposit and interest (\$0.00) of \$275.00 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$4725.00. 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: October 19, 2015

Residential Tenancy Branch

