



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MDSD & FF

Introduction

The Application for Dispute Resolution filed by the landlord makes the following claims:

- a. An Order for Possession for non-payment of rent
- b. A monetary order for unpaid rent and utilities.
- c. An order to retain the security deposit
- d. An order to recover the cost of the filing fee

A hearing was conducted by conference call in the presence of the applicant and in the absence of the respondent although duly served. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

I find that the 10 day Notice to End Tenancy was served on the Tenant by posting on September 21, 2015. Further I find that the Application for Dispute Resolution/Notice of Hearing was personally served on October 17, 2015. With respect to each of the applicant's claims I find as follows:

Issue(s) to be Decided

The issues to be decided are as follows:

- a. Whether the landlord is entitled to an Order for Possession?
- b. Whether the landlord is entitled to A Monetary Order and if so how much?
- c. Whether the landlord is entitled to retain all or a portion of the security deposit/pet deposit?
- d. Whether the landlord is entitled to recover the cost of the filing fee?

Background and Evidence

The parties entered into a written tenancy agreement that provided that the tenancy would start on June 1, 2015. The rent is \$1325 per month plus utilities payable in

advance on the first day of each month. The tenant paid a security deposit of \$662.50 at the start of the tenancy.

The landlord already has a monetary order and Order for Possession in a previous file for the non-payment of rent prior to October 1, 2015.

The tenant(s) failed to pay the rent for the months of October (\$1325 is owed), November (\$1325 is owed) and December (\$1325 is owed) and the sum of \$3975 remains owing. In addition the tenant owes the following utilities in the sum of \$572.43 particulars are as follows::

- \$30.94 for gas for the period July 23, 2015 to December 15, 2015.
- \$517.43 for Hydro for the period June 19, 2015 to December 15, 2015.
- \$24.06 for garbage for the period June 1 to August 31, 2015.

The tenant(s) have remained in the rental unit.

Analysis - Order of Possession:

I determined the landlord was entitled to an Order for Possession. There is outstanding rent. The Tenant(s) have not made an application to set aside the Notice to End Tenancy and the time to do so has expired. In such situations the Residential Tenancy Act provides the tenant is conclusively presumed to have accepted that the tenancy ends on the effective date of the notice, and must vacate the rental unit by that date. Accordingly, I granted the landlord an Order for Possession on 2 days notice.

The tenant must be served with this Order as soon as possible. Should the tenant fail to comply with this Order, the landlord may register the Order with the Supreme Court of British Columbia for enforcement.

Analysis - Monetary Order and Cost of Filing fee:

I determined the tenant has failed to pay the rent for the month(s) of October, November and December and the sum of \$3975 remains outstanding. In addition the tenant owes utilities which total \$572.43. I granted the landlord a monetary order in the sum of \$4547.43 plus the sum of \$50 in respect of the filing fee for a total of \$4597.43.

Security Deposit:

I determined the security deposit plus interest totals the sum of \$662.50. I ordered the landlord may retain this sum thus reducing the amount outstanding under this monetary order to the sum of \$3934.93.

Conclusion:

I ordered that the landlord shall retain the security deposit of \$662.50. I further ordered that the tenant pay to the landlord the sum of \$3934.93

It is further Ordered that this sum be paid forthwith. The applicant is given a formal Order in the above terms and the respondent must be served with a copy of this Order as soon as possible.

Should the respondent fail to comply with this Order, the Order may be filed in the Small Claims division of the Provincial 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: December 15, 2015

Residential Tenancy Branch

