



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 in the sum of \$6631 for unpaid rent
- 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 two representatives of the applicant and in the absence of the respondents 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 personally served on the Tenants on September 29, 2015. Further I find that the Application for Dispute Resolution/Notice of Hearing was served on the tenants by mailing, by registered mail to where they reside on November 10, 2015. The documents were picked up by the Tenants on November 13, 2015. I find that the Amended Application for Dispute Resolution was served on the Tenants by mailing, by registered mail to where they reside on December 7, 2015. The documents were picked by the Tenants on December 9, 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 August 1, 2014 and continue on a month to month basis. The rent is \$1342 per month payable in advance on the first day of each month. The tenants paid a security deposit of \$671 on July 31, 2014.

The tenant(s) failed to pay the rent for the months of August (\$592 is outstanding after applying the payment to previous indebtedness), September (\$1342 remains owing), October (\$1342 remains owing), November (\$1342 remains owing) and December (\$1342 remains owing) and the sum of \$5960 remains owing. The tenant(s) continue to reside 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 August (\$592 is owing after applying the payment to previous indebtedness), September (\$1342 remains owing), October (\$1342 remains owing), November (\$1342 remains owing) and December (\$1342 remains owing) and the sum of \$5960 remains owing. I granted the landlord a monetary order in the sum of \$5960 plus the sum of \$50 in respect of the filing fee for a total of \$6010.

Security Deposit:

I determined the security deposit plus interest totals the sum of \$671. I ordered the landlord may retain this sum thus reducing the amount outstanding under this monetary order to the sum of \$5339.

Conclusion:

In summary I granted an Order for Possession on 2 days notice. I ordered the landlord may retain the security deposit in the sum of \$671 in partial satisfaction of the claim

against the tenants. I further ordered that the Tenants pay to the Landlord the sum of \$5339.

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.

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Dated: January 11, 2016

Residential Tenancy Branch

