



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, 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 \$ for unpaid rent and damages
- 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 a representative 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 October 2, 2015. Further I find that the Application for Dispute Resolution/Notice of Hearing was served on the Tenant by mailing, by registered mail to where the tenant resides on December 11, 2015. The tenant failed to claim the package. The landlord personally served the Application for Dispute Resolution/Notice of Hearing on the tenant on January 19, 2016. personally served on November , 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 October 1, 2015. The rent is \$2100 per month payable in advance on the first day of each month. The tenant paid a security deposit of \$1050 at the start of the tenancy.

The tenant(s) failed to pay the rent for the month October, November, December and January as follows:

- \$75 for October 2015 including a \$25 late fee and a \$25 NSF fee
- \$2125 for November 2015 including a \$25 late fee.
- \$150 for December 2015 including a \$25 late fee and a \$25 NSF fee
- \$2150 including a \$25 late fee and a \$25 NSF fee.

The tenant owes the sum of \$4500 to the end of January 2016. The tenant(s) continues to live 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.

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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 December and January and the sum of \$4500 remains outstanding including late fees and NSF fees. I determined the landlord has established a claim against the tenant in the sum of \$4500 plus \$50 for the cost of the filing fee for a total of \$4550.

Security Deposit:

I determined the security deposit plus interest totals the sum of \$1050. I ordered the landlord may retain this sum thus reducing the amount outstanding under this monetary order to the sum of \$3500.

Conclusion

I granted an Order for Possession on 2 days Notice. I ordered that the landlord shall retain the security deposit of \$1050. I further ordered that the tenant pay to the landlord the sum of \$3500.

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: February 01, 2016

Residential Tenancy Branch

