



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 353806 B.C. LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: OPR, MNR, MNSD, FF

Introduction

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for an order of possession and for a monetary order for unpaid rent and the filing fee. The landlord also applied to retain the security deposit in partial satisfaction of the monetary claim.

The notice of hearing was served on the tenant on February 24, 2016 by registered mail. The landlord filed a copy of the tracking. Despite having been served the notice of hearing, the tenant did not attend the hearing. The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

Issues to be decided

Is the landlord entitled to an order of possession and a monetary order?

Background and Evidence

The tenancy started on June 01, 2015. The monthly rent is \$1,200.00 due on the first of each month. The tenant was required to pay an additional \$50.00 for parking. Prior to moving in, the tenant paid a security deposit of \$600.00.

The landlord testified that the tenant paid partial rent for the months of November 2015 to February 2016. The landlord served the tenant with multiple notices to end tenancy. The final notice was served on the tenant on February 06, 2016 for a total of \$4,000.00 in unpaid rent. The tenant did not dispute the notice, did not pay outstanding rent and continues to occupy the rental unit.

At the time of the hearing the tenant owed the landlord \$4000.00 for unpaid rent up to February 2016 plus \$1,250.00 for March 2016. The tenant is currently in occupation of the rental unit and the landlord requested a half months rent for the month of April 2016.

Accordingly the tenant owes the landlord a total of \$5,850.00 in unpaid rent. The landlord is also applying for an order of possession, for the recovery of the filing fee of \$100.00 and to retain the security deposit in partial satisfaction of the claim.

Analysis

Based on the undisputed sworn testimony of the landlord, I accept the landlord's evidence in respect of the claim. The tenant received a notice to end tenancy for unpaid rent, on February 06, 2016 and did not pay rent within five days of receiving the notice to end tenancy nor did the tenant make application, pursuant to Section 46 to set aside the notice to end a residential tenancy, and the time to do so has expired.

In these situations, the *Residential Tenancy Act* provides that the tenant has been deemed to have accepted the end of the tenancy on the date set out in the Notice. Pursuant to section 55(2) I am issuing a formal order of possession effective two days after service on the tenant. The Order may be filed in the Supreme Court for enforcement.

I find that the landlord is entitled to his monetary claim of \$5,850.00 plus \$100.00 for the filing fee. I order that the landlord retain the security of \$600.00 in partial satisfaction of the claim and I grant the landlord an order under section 67 of the *Residential Tenancy Act* for the balance due of \$5,350.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

I grant the landlord an order of possession effective **two days after service** on the tenant and a monetary order in the amount of **\$5,350.00**.

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: April 12, 2016

Residential Tenancy Branch

