



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding TAURUS COMMERCIAL R.E.S. LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

Introduction

This hearing was convened by way of conference call in response to the landlord's application for an Order of Possession for unpaid rent or utilities; for a Monetary Order for unpaid rent or utilities; for an Order permitting the landlord to keep all or part of the tenant's security deposit; for a Monetary Order for money owed or compensation for damage or loss under the *Residential Tenancy Act (Act)*, regulations or tenancy agreement; and to recover the filing fee from the tenant for the cost of this application.

Service of the hearing documents, by the landlord to the tenant, was done in accordance with section 89 of the *Act*; served in person with a witness on June 14, 2016.

The landlord's agent (the landlord) appeared, gave sworn testimony, was provided the opportunity to present evidence orally, in writing, and in documentary form. There was no appearance for the tenant, despite being served notice of this hearing in accordance with the *Residential Tenancy Act*. All of the testimony and documentary evidence was carefully considered.

Issue(s) to be Decided

- Is the landlord entitled to an Order of Possession?
- Is the landlord entitled to a Monetary Order for unpaid rent?
- Is the landlord permitted to keep all or part of the tenant's security deposit?

Background and Evidence

The landlord testified that this fixed term tenancy started on October 08, 2015 and reverted to a month to month tenancy on March 08, 2016. Rent for this unit is \$650.00 per month due on the 1st of each month. The tenant paid a security deposit of \$325.00 on October 08, 2015.

The landlord testified that the tenant only paid the full rent for the first month of the tenancy; thereafter only partial rent was paid for November, December, January and February leaving an unpaid balance of \$825.00. No rent was received for March, 2016 as the tenant put a stop payment on the rent cheque. The landlord issued a 10 Day Notice to End Tenancy for unpaid rent (the Notice) on April 20, 2016. This was posted on the tenant's door and was deemed to have been served three days after posting. The tenant had five days to either pay the outstanding rent of \$1,475.00 (which did not include rent for April) or apply for Dispute Resolution or the tenancy would end on April 30, 2016. The tenant did not pay the outstanding rent or file an application to dispute the Notice. The landlord testified that the tenant has also failed to pay any rent for April, May, June and July, 2016.

The landlord requested to be permitted to amend his application to include unpaid rent for July, 2016. The total amount of unpaid rent is now \$4,075.00.

The landlord has applied to retain the tenant's security deposit of \$325.00 in partial payment of the rent arrears and to recover the balance by way of a Monetary Order. The landlord has also applied for an Order of Possession to take effect as soon as possible.

Analysis

I have carefully considered all the evidence before me, including the sworn testimony of the landlord. I refer the parties to s. 26 of the *Act* which states:

A tenant must pay rent when it is due under the tenancy agreement, whether or not the landlord complies with this Act, the regulations or the tenancy agreement, unless the tenant has a right under this Act to deduct all or a portion of the rent.

I am satisfied from the evidence before me that there is outstanding rent from November, 2015 to July, 2016 of \$4,057.00. Consequently, it is my decision that the landlord is entitled to recover this amount. I have allowed the landlord to amend his application to include unpaid rent for July, 2016 as the tenant has continued to reside in the rental unit and should be aware that rent was due.

I Order the landlord pursuant to s. 38(4)(b) of the *Act* to keep the tenant's security deposit of **\$325.00** in partial payment of the rent arrears.

As the landlord has been successful in this matter, the landlord is also entitled to recover the **\$100.00** filing fee for this proceeding pursuant to s. 72(1) of the *Act*.

The landlord will receive a Monetary Order pursuant to s. 67 and 72(1) of the *Act* for the balance owing as follows:

Outstanding rent	\$4,075.00
Filing fee	\$100.00
Less security deposit and accrued interest	(-\$325.00)
Total amount due to the landlord	\$3,850.00

I accept that the tenant was served the 10 Day Notice to End Tenancy for unpaid rent, pursuant to section 88 of the *Residential Tenancy Act*. The Notice states that the tenant had five days to pay the rent or apply for Dispute Resolution or the tenancy would end. As this Notice was posted on the tenant's door it was deemed served three days after posting on April 23, 2016. Consequently the effective date of the Notice is amended to May 03, 2016 pursuant to s. 53 of the *Act*. The tenant did not pay all the outstanding rent within five days nor apply to dispute the Notice to End Tenancy within five days.

Based on the foregoing, I find that the tenant is conclusively presumed, under section 46(5) of the *Act*, to have accepted that the tenancy ended on the effective date of the Notice. As this date has since passed I grant the landlord an Order of Possession effective **two days** after service pursuant to s. 55 of the *Act*.

Conclusion

I HEREBY FIND in favor of the landlords monetary claim. A copy of the landlord's decision will be accompanied by a Monetary Order for **\$3,850.00** pursuant to s. 67 and 72(1) of the *Act*. The Order must be served on the tenant; if the tenant fails to comply with the Order, The Order is enforceable through the Provincial (Small Claims) Court as an Order of that Court.

I HEREBY ISSUE an Order of Possession in favor of the landlord effective **two days** after service upon the tenant. This Order must be served on the tenant; if the tenant fails to comply with the Order, the Order may be filed in the Supreme 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: July 20, 2016

Residential Tenancy Branch

