



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding A & R PROPERTIES  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, FF, CNR

### Introduction

This hearing dealt with an application by the landlord for an order of possession, a monetary order and an order to retain the security deposit in partial satisfaction of the claim. The tenant also filed an application seeking to have the Ten Day Notice to End Tenancy for Unpaid Rent or Utilities set aside. The landlord participated in the conference call hearing but the tenant(s) did not. The landlord filed his application in response to the tenants' application and presented evidence that the tenants were served with the application for dispute resolution and notice of hearing by personally serving her. I found that the tenants had been properly served with notice of the landlord's claim and the date and time of the hearing and the hearing proceeded in their absence. The landlord submitted documentary evidence for this hearing, the tenant did not. The landlords gave affirmed evidence.

### Issues to be Decided

Is the landlord entitled to an order of possession?

Is the landlord entitled to a monetary order for unpaid rent and loss of income?

### Background and Evidence

The landlord gave the following testimony. The tenancy began on or about May 1, 2016. Rent in the amount of \$850.00 is payable in advance on the first day of each month. At the outset of the tenancy the landlord collected from the tenant a security deposit in the amount of \$425.00 and a pet deposit of \$425.00. The tenant failed to pay rent in the



month(s) of July and July 3, 2016 the landlord served the tenant with a notice to end tenancy. The tenant further failed to pay rent in the month(s) of August. The landlord stated that the tenant has made some partial payments but was advised that it was for use and occupancy only and that the tenancy was not reinstated. The landlord stated that the amount of unpaid rent as of today's hearing is \$850.00.

### Analysis

While I have turned my mind to all the documentary evidence and the testimony of the landlord, not all details of the respective submissions and arguments are reproduced here. The principal aspects of the landlord's claim and my findings around each are set out below. The tenant chose not to dial into the conference call or submit any documentary evidence for consideration, accordingly; I dismiss the tenants application.

I accept the landlord's undisputed testimony and I find that the tenant was served with a notice to end tenancy for non-payment of rent. The tenant did not pay the outstanding rent within 5 days of receiving the notice and did not apply for dispute resolution to dispute the notice and is therefore conclusively presumed to have accepted that the tenancy ended on the effective date of the notice. Based on the above facts I find that the landlord is entitled to an order of possession. The tenant must be served with the order of possession. Should the tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

As for the monetary order, I find that the landlord has established a claim for \$850.00 in unpaid rent. The landlord is also entitled to recovery of the \$100.00 filing fee. I order that the landlord retain the \$425.00 security deposit and the \$425.00 pet deposit in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$100.00. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.

### Conclusion



The landlord is granted an order of possession and a monetary order for \$100.00. The landlord may retain the security deposit and pet deposit.

The tenants' application is dismissed.

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: August 29, 2016

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Residential Tenancy Branch