



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute codes OPC MNR MNSD FF

Introduction

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- an order of possession for cause pursuant to section 55;
- a monetary order for unpaid rent pursuant to section 67;
- authorization to retain all or a portion of the tenant's security deposit in partial satisfaction of the monetary order requested pursuant to section 38;
- authorization to recover the filing fee for this application from the tenant pursuant to section 72.

The hearing was conducted by conference call. The tenant did not attend this hearing, although I waited until 11:15 a.m. in order to enable the tenant to connect with this teleconference hearing scheduled for 11:00 a.m. The landlord attended the hearing and was given a full opportunity to be heard, to present evidence and to make submissions.

The landlord testified that on July 22, 2016, a copy of the Application for Dispute Resolution and Notice of Hearing was sent to the tenant by registered mail. A registered mail receipt and tracking number was provided in support of service.

Based on the above evidence, I am satisfied that the tenant was served with the Application for Dispute Resolution and Notice of Dispute Resolution Hearing pursuant to sections 89 & 90 of the Act. The hearing proceeded in the absence of the tenant.

Preliminary Issue – Amendment to Landlord's Application

In the hearing, the landlord requested and was granted an amendment to withdraw the claim for a monetary order for unpaid rent.

Issues

Is the landlord entitled to an order of possession for cause?

Is the landlord entitled to recover its filing fee?

Is the authorized to retain all or a portion of the tenant's security deposit in partial satisfaction of the monetary order requested pursuant to section 38;

Background and Evidence

The tenancy began on May 1, 2015 with a monthly rent of \$450.00 payable on the 1st day of each month. The tenant paid a security deposit of \$225.00 at the start of the tenancy which the landlord continues to hold.

The landlord testified that on July 6, 2016 the 1 Month Notice to End Tenancy for Cause was sent to the tenant by registered mail. A registered mail receipt and tracking number was provided in support of service.

Analysis

I am satisfied that the tenant was deemed served with the 1 Month Notice to End Tenancy for Cause on July 11, 2016, five days after it was mailed, pursuant to sections 88 & 90 of the Act.

Pursuant to section 47 of the *Act*, the tenant may make a dispute application within ten days of receiving the 1 Month Notice. If, as in the present case, the tenant does not make an application for dispute within ten days, the tenant is conclusively presumed to have accepted that the tenancy ended on the corrected effective date of the Notice, August 31, 2016.

Therefore, I find that the landlord is entitled to an Order of Possession.

As the landlord was successful in this application, I find that the landlord is entitled to recover the **\$100.00** filing fee paid for this application. **This amount can be retained from the security deposit.**

Conclusion

I grant an Order of Possession to the landlord effective **two days after service of this Order** on the tenant. Should the tenant fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

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: September 12, 2016

Residential Tenancy Branch

