



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding CROSSROADS ENTERPRISES LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, 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 unpaid rent pursuant to section 55;
- a Monetary Order for unpaid rent and damages 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; and
- authorization to recover the filing fee for this application from the tenant pursuant to section 72.

The tenant did not attend the hearing which lasted approximately 15 minutes. The corporate landlord was represented at the hearing by their agent (the "landlord") who was given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses.

The landlord testified that the landlord's 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the "10 Day Notice") dated December 2, 2016 was served on the tenant by posting on the rental unit door on that date. I find that the 10 Day Notice was deemed served in accordance with sections 88 and 90 of the *Act* on December 5, 2016, three days after posting.

The landlord testified that the landlord's application for dispute resolution dated December 29, 2016 was served on the tenant by registered mail on that day. The landlord provided a Canada Post tracking number as evidence. I find that the landlord's application and evidence were deemed served on the tenant in accordance with sections 89 and 90 of the *Act* on January 3, 2017, five days after mailing.

During the hearing the landlord made an application to amend the monetary amount of the award sought. The landlord testified that the calculation of the rent arrears was in error and the actual amount owing is \$2,840.00. Pursuant to section 64(3)(c) of the *Act* and Rule 4.2 of the Rules of Procedure I amend the landlord's Application to decrease the landlord's monetary claim from \$2,875.00 to \$2,840.00.

#### Issue(s) to be Decided

Is the landlord entitled to an Order of Possession for unpaid rent?

Is the landlord entitled to a monetary award for unpaid rent?

Is the landlord entitled to retain all or a portion of the tenant's security deposit in partial satisfaction of the monetary award requested?

Is the landlord entitled to recover the filing fee for this application from the tenant?

#### Background and Evidence

The landlord provided undisputed testimony regarding the following facts. This tenancy began in November, 2015. The current rent is \$820.00 payable on the 1<sup>st</sup> of the month. A security deposit of \$410.00 was paid by the tenant at the start of the tenancy. During the tenancy the tenant acquired a new pet and a pet damage deposit of \$100.00 was paid to the landlord at that time. The landlord retains both the security deposit and pet damage deposit. The tenant continues to reside in the rental unit at the time of the hearing.

The landlord testified that at the time the 10 Day Notice was issued the tenancy was in arrears by \$2,020.00 as the tenant only paid a portion of the October rent and made no payment for November or December. The landlord testified that no payment was received from the tenant after serving the 10 Day Notice. The landlord testified that the tenant subsequently failed to pay rent for January. The landlord said that the total amount owing for the tenancy as of January 24, 2017, the date of the hearing is \$2,840.00.

#### Analysis

The landlord provided undisputed evidence at this hearing, as the tenant did not attend. I find that the tenant was obligated to pay the monthly rent in the amount of \$820.00. I accept the landlord's evidence that the tenant failed to pay the full rent due within the 5 days of service granted under section 46(4) of the *Act* nor did the tenant dispute the 10 Day Notice within that 5 day period. Accordingly, I find that the tenant is conclusively presumed under section 46(5) of the *Act* to have accepted that the tenancy ended on

the corrected effective date of the 10 Day Notice, December 15, 2016. Therefore, I find that the landlord is entitled to an Order of Possession, pursuant to section 55 of the *Act*.

I accept the landlord's undisputed evidence that the total amount of arrears for this tenancy is \$2,840.00. I issue a monetary award in the landlord's favour for unpaid rent of \$2,840.00 as at January 24, 2017, the date of the hearing, pursuant to section 67 of the *Act*.

As the landlord's application was successful, the landlord is also entitled to recovery of the \$100.00 filing fee for the cost of this application.

In accordance with sections 38 and the offsetting provisions of 72 of the *Act*, I allow the landlords to retain the tenant's security deposit and pet damage deposit of \$510.00 in partial satisfaction of the monetary award issued in the landlord's favour. No interest is payable over this period.

#### Conclusion

I grant an Order of Possession to the landlord effective **2 days after service on the tenants**. Should the tenant or anyone on the premises fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

I issue a monetary order in the landlord's favour in the amount of \$2,430.00 under the following terms, which allows the landlords to recover unpaid rent, and the filing fee for their application:

Item	Amount
Unpaid Rent October	\$380.00
Unpaid Rent November	\$820.00
Unpaid Rent December	\$820.00
Unpaid Rent January	\$820.00
Filing Fees	\$100.00
Less Security and Pet Deposit	-\$510.00
<b>Total Monetary Order</b>	<b>\$2,430.00</b>

The tenant must be served with this Order as soon as possible. Should the tenant fail to comply with this Order, this 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: January 24, 2017

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Residential Tenancy Branch