



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Selkirk Inn  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      FF, MNR, OPC

### Introduction

This is an application brought by the Landlord(s) requesting an Order of Possession, based on a one-month Notice to End Tenancy given for cause, requesting a monetary order for outstanding rent, and requesting recovery of the \$100.00 filing fee.

The applicant testified that the respondent was served with notice of the hearing by personal service, on February 15, 2017, however the respondent did not join the conference call that was set up for the hearing.

It is my finding that the respondent has been properly served with notice of the hearing, and I therefore conducted the hearing in the respondent's absence.

All testimony was taken under affirmation.

### Issue(s) to be Decided

The issues are, whether or not the applicant has established the right to an Order of Possession, and whether or not the applicant has established a monetary claim against the respondent, and if so in what amount.

### Background and Evidence

The applicant testified that this tenancy began on November 1, 2015 with a monthly rent of \$500.00, due on the first of each month.

The applicant further testified that the tenant was personally served with a one-month Notice to End Tenancy, on January 9, 2017 and that the tenant has filed no dispute of that notice.

The applicant is therefore requesting an Order of Possession for as soon as possible; as the end of tenancy date is now well past.

The applicant further testified that the tenant has also failed to pay the full rent, and that, as of today's date, the following rent is outstanding:

February 2017 rent outstanding	\$50.00
March 2017 rent outstanding	\$500.00
Total	\$550.00

The applicant is therefore requesting a monetary order for that outstanding rent, and recovery of the \$100.00 filing fee.

### Analysis

It is my finding that the landlord has shown that, on January 9, 2017, the tenant was served with a one-month Notice to End Tenancy and that no dispute of that notice was ever filed.

It is my decision therefore that, since the end of tenancy date is already well past, I allow the landlords request for an Order of Possession.

It is also my finding that the landlord has shown that, as of today's date, there is a total of \$550.00 in outstanding rent, and I therefore also allow the landlords request for a monetary order for that outstanding rent.

Having allowed the applicants full claim, I also allow the request for recovery of the \$100.00 filing fee.

### Conclusion

Pursuant to sections 47 and 55 of the Residential Tenancy Act, I have issued an Order of Possession that is enforceable two days after service on the respondent.

Pursuant to section 67 and 72 of the Residential Tenancy Act, I have issued a monetary order for the respondent to pay \$650.00 to the applicant.

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: March 13, 2017

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Residential Tenancy Branch