



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD & FF

Introduction

The Application for Dispute Resolution filed by the landlord makes the following claims:

- a. An Order for Possession for non-payment of rent
- b. A monetary order in the sum of \$960 for unpaid rent and damages
- c. An Order to retain the security deposit.
- d. An order to recover the cost of the filing fee

A hearing was conducted by conference call in the presence of the applicant and in the absence of the respondent although duly served. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

I find that the 10 day Notice to End Tenancy was served on the Tenant by placing it under the door on April 5, 2017. Further I find that the Application for Dispute Resolution/Notice of Hearing was served on the Tenant by mailing, by registered mail to where the Tenant resides on May 2, 2017. With respect to each of the applicant's claims I find as follows:

Issue(s) to be Decided

The issues to be decided are as follows:

- a. Whether the landlord is entitled to an Order for Possession?
- b. Whether the landlord is entitled to A Monetary Order and if so how much?
- c. Whether the landlord is entitled to retain all or a portion of the security deposit/pet deposit?
- d. Whether the landlord is entitled to recover the cost of the filing fee?

Background and Evidence

The landlord was not able to tell when the tenant moved into the rental unit. She was hired in September 2016 and the tenant was already living in the rental unit. There was no paperwork in the files and it does not appear there is a written tenancy agreement.

The rent is \$660 per month payable on the first day of each month. The landlord does not know whether the tenant paid a security deposit and if so how much.

The tenant(s) failed to pay the rent for the months of March 2017 (\$660 is owed), April 2017 (\$660 is owed), May 2017 (\$660 is owed) and June 2017 (\$176 is owed for the period June 1, 2017 to June 8, 2017) and the sum of \$2156 remains owing. The tenant(s) have remained in the rental unit.

Analysis - Order of Possession:

I determined the landlord was entitled to an Order for Possession. There is outstanding rent. The Tenant(s) have not made an application to set aside the Notice to End Tenancy and the time to do so has expired. In such situations the Residential Tenancy Act provides the tenant is conclusively presumed to have accepted that the tenancy ends on the effective date of the notice, and must vacate the rental unit by that date. Accordingly, I granted the landlord an Order for Possession on 2 days notice.

The tenant must be served with this Order as soon as possible. Should the tenant fail to comply with this Order, the landlord may register the Order with the Supreme Court of British Columbia for enforcement.

Analysis - Monetary Order and Cost of Filing fee:

I determined the tenant has failed to pay the rent for the month(s) of March 2017 (\$660 is owed), April 2017 (\$660 is owed), May 2017 (\$660 is owed) and June 2017 (\$176 is owed for the period June 1, 2017 to June 8, 2017) and the sum of \$2156 remains owing. I granted the landlord a monetary order in the sum of \$2156 plus the sum of \$100 in respect of the filing fee for a total of \$2256.

Security Deposit:

I dismissed the claim to keep the security deposit with liberty to re-apply as the landlord does not know how much was paid as the security deposit.

Conclusion:

I granted an Order of Possession on 2 days notice. In addition I further ordered that the Tenant(s) pay to the Landlord(s) the sum of \$2256.

It is further Ordered that this sum be paid forthwith. The applicant is given a formal Order in the above terms and the respondent must be served with a copy of this Order as soon as possible.

Should the respondent fail to comply with this Order, the Order may be filed in the Small Claims division of the Provincial Court and enforced as an Order of that Court.

This decision is final and binding on both parties.

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: June 06, 2017

Residential Tenancy Branch