



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding FIRSTSERVICE RESIDENTIAL BC LTD.

and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

This matter dealt with an application by the Landlord for an Order of Possession and a Monetary Order for unpaid rent, to recover the filing fee for this proceeding and to keep the Tenant's security deposit in partial payment of those amounts.

The Landlord said he served the Tenant with the Application and Notice of Hearing (the "hearing package") by registered mail on July 19, 2017. Based on the evidence of the Landlord, I find that the Tenant was served with the Landlord's hearing package as required by s. 89 of the Act and the hearing proceeded in the Tenant's absence.

Issues(s) to be Decided

1. Is the Landlord entitled to an Order of Possession?
2. Are there rent arrears and if so, how much?
3. Is the Landlord entitled to compensation for unpaid rent and if so how much?
4. Is the Landlord entitled to keep the Tenant's security deposit?

Background and Evidence

This tenancy started on June 1, 2013 as a 1 year fixed term tenancy with an expiry date of May 31, 2014 and then continued on a month to month basis. Rent is \$1,183.00 per month payable in advance of the 1st day of each month. The Tenant paid a security deposit of \$575.00 on May 31, 2013.

The Landlord said that the Tenant did not pay \$1,316.00 of rent and arrears for June, 2017 when it was due and as a result, on June 20, 2017 he sent by registered mail a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities dated June 20, 2017 to the Tenant. The Landlord said the Tenant also has unpaid rent for July, 2017 in the amount of \$1,183.00.

The Landlord further indicated that the Tenant is not living at the rental unit but the Landlord requested an Order of Possession as the Tenant left the unit without communicating with the Landlord.

The Landlord also sought to recover the \$100.00 filing fee for this proceeding.

The Landlord also indicated that he may apply for compensation for loss of rental income and damage to the unit.

Analysis

Section 46(4) of the Act states that **within 5 days of receiving** a Notice to End Tenancy for Unpaid Rent or Utilities, a Tenant must pay the overdue rent or apply for dispute resolution. If the Tenant fails to do either of these things, then under section 46(5) of the Act, they are conclusively presumed to have accepted that the tenancy ends on the effective date of the Notice and they must vacate the rental unit at that time.

Under s. 90 of the Act, the Tenant is deemed to have received the Notice to End Tenancy 5 days after it was sent by registered mail or on June 25, 2017. Consequently, the Tenant would have had to pay the amount stated on the Notice or apply to dispute that amount no later than June 30, 2017.

I find that the Tenant has not paid the overdue rent and has not applied for dispute resolution. Consequently, I find pursuant to s. 55 of the Act that the Landlord is entitled to an Order of Possession to take effect 48 hours after service of it on the Tenant.

I also find that the Landlord is entitled to recover unpaid rent and arrears for June, 2017 in the amount of \$1,316.00 and the rent for July 2017 in the amount of \$1,183.00

As the Landlord has been successful in this matter, he is also entitled to recover from the Tenant the \$100.00 filing fee for this proceeding. I order the Landlord pursuant to s. 38(4) and s. 72 of the Act to keep the Tenant's security deposit in partial payment of the rent arrears. The Landlord will receive a monetary order for the balance owing as following:

	Rent arrears:	\$2,499.00	
	Recover filing fee	\$ 100.00	
	Subtotal:		\$2,599.00
Less:	Security Deposit	\$ 575.00	
	Subtotal:		\$ 575.00
	Balance Owing		\$2,024.00

Conclusion

An Order of Possession effective 2 days after service of it on the Tenant and a Monetary Order in the amount of \$2,024.00 have been issued to the Landlord. A copy of the Orders must be served on the Tenant: the Order of Possession may be enforced in the Supreme Court of British Columbia and the Monetary Order may be enforced in the Provincial (Small Claims) 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 18, 2017

Residential Tenancy Branch