



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: *OPR, MNR, CNR, MNSD, FF*

Introduction

This hearing dealt with applications by the landlord and the tenant, pursuant to the *Residential Tenancy Act*. The landlord applied for an order of possession and for a monetary order for unpaid rent and the filing fee. The landlord also applied to retain the security deposit in partial satisfaction of his claim. The tenant applied for an order to cancel a notice to end tenancy.

The notice of hearing was served on the tenant on April 04, 2019 by registered mail. The landlord filed a copy of the tracking slip into evidence. Despite having been served the notice of hearing and having made application for dispute resolution, the tenant did not attend the hearing and therefore the tenant's application is dismissed. The landlord attended the hearing and was given full opportunity to present evidence and make submissions.

Issues to be decided

Is the landlord entitled to an order of possession? Is the landlord entitled to a monetary order to recover unpaid rent and the filing fee?

Background and Evidence

The tenancy started in November 2017. The current monthly rent is \$2,050.00 due on the first of each month. Prior to moving in the tenant paid a security deposit of \$1,025.00

The landlord testified that the tenant failed to pay rent that was due on March 01, 2019 and on March 26, 2019, the landlord served the tenant with a ten-day notice to end tenancy for non-payment of rent.

The tenant disputed the notice in a timely manner and continued to occupy the rental unit without paying rent. At the time of the hearing the tenant owed the landlord rent for March and April 2019 for a total of \$4,100.00 in unpaid rent.

The landlord is applying for an order of possession effective two days after service on the tenant and a monetary order in the amount of \$4,100.00 for unpaid rent. The landlord is also applying for \$100.00 for the filing fee.

In his application, the landlord applied to recover a loss of income he suffered for the month of May 2019. Since the date of the hearing is April 29, 2019, the landlord still has an opportunity to find a tenant for the whole month or a portion of the month of May. I dismiss this section of the landlord's application with leave to reapply.

Analysis

Based on the undisputed sworn testimony of the landlord and in the absence of evidence to the contrary, I accept the landlord's evidence in respect of the claim. The tenant received the notice to end tenancy for unpaid rent, on March 26, 2019 and did not pay rent within five days of receiving the notice to end tenancy, pursuant to Section 46 to set aside the notice to end a residential tenancy, and the time to do so has expired.

In these situations, the *Residential Tenancy Act* provides that the tenant has been deemed to have accepted the end of the tenancy on the date set out in the notice. Pursuant to section 55(2) I am issuing a formal order of possession effective two days after service on the tenant. The order may be filed in the Supreme Court for enforcement.

I find that the landlord is entitled to \$4,100.00 for unpaid rent. Since the landlord has proven his case, he is also entitled to the recovery of the filing fee of \$100.00. The landlord has established a total claim of \$4,200.00.

I order that the landlord retain the security deposit of \$1,025.00 in partial satisfaction of the claim and I grant the landlord an order under section 67 of the *Residential Tenancy Act* for the balance due of \$3,175.00. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Conclusion

I grant the landlord an order of possession effective **two days after service** on the tenant and a monetary order in the amount of **\$3,175.00**.

The tenant's application is dismissed.

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: April 29, 2019

Residential Tenancy Branch