



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter of Metro Vancouver Housing Corporation,  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNRL-S, FFL

### Introduction

This hearing was scheduled in response to the landlord's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- an order of possession pursuant to sections 46 and 55 of the *Act*;
- a monetary compensation for unpaid rent pursuant to section 67 of the *Act*; and
- an application for filing fee pursuant to section 72 of the *Act*.

The landlord's agent JK ("landlord") attended the hearing via conference call. The landlord was given a full opportunity to be heard, to present sworn testimony and to make submissions. The tenant did not attend this hearing.

The landlord testified the tenant was served the Notice of Dispute Resolution together with the evidentiary package by registered mail on February 28, 2020. I find that this satisfied the service requirements set out in sections 88 and 89 of the *Act*, and find the tenant was deemed to have received the documents in accordance with section 90 of the *Act* on March 4, 2020.

Rule of Procedure 7.3 states:

#### 7.3 Consequences of not attending the hearing

If a party or their agent fails to attend the hearing, the arbitrator may conduct the dispute resolution hearing in the absence of that party, or dismiss the application, with or without leave to re-apply. I proceeded with the hearing.

In the original Application the landlord was seeking the sum of \$ 772.00 for the month of November and December 2019. In the hearing the landlord sought to increase the

monetary claim to a total of \$3,152.00 to include the rent for January, February, March and April 2020.

The landlord affirmed that they are no longer seeking an Order of Possession as the tenant has vacated the rental unit on April 9, 2020.

### Amendment

The Residential Tenancy Branch Rules of Procedure rule 4.2 states that amending an application at the hearing in circumstances that can reasonably be anticipated, such as when the amount of rent owing has increased since the time the Application for Dispute Resolution was made, the application may be amended at the hearing. If an amendment to an application is sought at a hearing, an Amendment to an Application for Dispute Resolution need not be submitted or served.

In this case, the landlord is seeking compensation for unpaid rent that has increased since she first applied for dispute resolution, I find that the increase in the landlord's monetary claim should have been reasonably anticipated by the tenant.

Therefore, pursuant to Rule 4.2, I order that the landlord's application be amended to include the rent for January, February, March and April for the sum of \$2,380.00

| ITEM   | AMOUNT            |
|--|-------------------|
| Notice filed, including December 2019 rent.    | \$772.00          |
| January 2020 rent                              | \$595.00          |
| February 2020 rent                             | \$595.00          |
| March 2020 rent                                | \$595.00          |
| April 2020 rent                                | \$595.00          |
| Filing Fee                                     | \$100.00          |
| <b>Total monetary claimed by the landlord.</b> | <b>\$3,252.00</b> |

Issue(s) to be Decided

Is the landlord entitled to monetary compensation for unpaid rent pursuant to section 67 of the *Act*?

Is the landlord entitled to recover the filing fee for this application pursuant to section 72 of the *Act*?

Background and Evidence

This tenancy began on April 1, 2015. The landlord testified that the monthly rent in the amount of \$595.00 was payable on the first day of each month. The landlord holds a security deposit of \$475.50 in Trust.

The landlord testified the tenant had not paid the rent for the months of November to December 2019 and that the tenant was served with the landlord's 10 Day Notice to End Tenancy for Unpaid Rent (the "Notice"), dated December 13, 2019 by attaching to the rental unit door and that this service was witnessed by a third party.

The Notice indicates an effective move-out date of December 23, 2019.

The grounds to end the tenancy cited in the Notice were:

- 1) the tenant owes the sum of \$ 772.00 due December 1, 2019

The landlord testified that the tenant vacated the property on April 9, 2020. The tenant did not provide a forwarding address. The landlord testified there was damage to the rental property including a complaint from the adjacent tenants regarding rodents in the rental unit.

The tenant did not attend the hearing to present any submissions in relation to the Notice and the tenant did not upload any evidence disputing the landlord's Notice.

Analysis

Section 46 of the *Act* states a landlord may end a tenancy if rent is unpaid on any day after the day it is due, by giving notice to end the tenancy effective on a date that is not earlier than 10 days after the date the tenant receives the notice.

Section 46(4) says that within 5 days after receiving a notice under this section, the tenant may either pay the overdue rent, in which case the notice has no effect, or dispute the notice by making an application for dispute resolution.

Section 46(5) says that if a tenant who has received a notice under this section does not pay the rent or make an application for dispute resolution in accordance with subsection (4), 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 to which the notice relates by that date.

Based on the landlord's testimony and the notice before me, I find that the tenant was served with a valid Notice. The tenant did not pay the rent or file an application to dispute the Notice within 5 days of its receipt. Therefore, the tenant is conclusively presumed pursuant to section 46(4) of the *Act* to have accepted that the tenancy ended on the effective date. I order that the tenant pay the landlord \$3,152.00 representing the rent owed from November 2019 to April 2020.

Section 72(2) states that if the director orders a tenant to make a payment to the landlord, the amount may be deducted from any security deposit due to the tenant. I find that the landlord is entitled to retain the tenant's entire security deposit in the amount of \$457.50 in part satisfaction of their monetary claim against the tenant.

As the landlord has been successful in this application, I grant the landlord a monetary award of \$100.00 for reimbursement of the filing fee pursuant to section 72 of the *Act*.

| ITEM  | AMOUNT     |
|---|------------|
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| February 2020 rent                          | \$595.00   |
| March 2020 rent                             | \$595.00   |
| April 2020 rent                             | \$595.00   |
| Security Deposit Deducted                   | (\$457.50) |
| Plus filing fee                             | \$100.00   |

|   |                  |
|---|------------------|
| <b>Total monetary amount to landlord.</b> | <b>\$2794.50</b> |
|---|------------------|

Pursuant to section 67 of the Act, I award the landlord the monetary award of \$2,794.50 deducting the security deposit.

Conclusion

I grant a monetary order for the sum of **\$2,794.50** for the unpaid rent and \$100.00 filing fee pursuant to section 67 and 72 of the *Act*.

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: April 29, 2020

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Residential Tenancy Branch