



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Century 21 Queenswood Realty
Ltd and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: OPR, OPL, MNR, MNSD, FF

Introduction

This hearing dealt with an application by the landlord pursuant to the *Residential Tenancy Act* for an order of possession and for a monetary order for unpaid rent and the recovery of the filing fee. The landlord also applied to retain the security deposit in partial satisfaction of the claim.

Both parties attended this hearing and were given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses. The tenant represented herself. The corporate landlord was represented by their agent. As both parties were in attendance, I confirmed service of documents. The tenant confirmed receipt of the landlord's evidence and stated that she did not file any of her own. I find that the tenant was served with evidentiary materials in accordance with sections 88 and 89 of the *Act*.

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 2018. The monthly rent is \$2,800.00. Prior to moving in the tenant paid a security deposit of \$1,400.00. On March 13, 2020, the landlord served the tenant in person, with a ten-day notice to end tenancy for unpaid rent. The tenant did not dispute the notice to end tenancy and continues to occupy the rental unit. The tenant agreed that at the time of the hearing she owed the landlord \$11,200.00.

The landlord is applying for an order of possession effective by 1:00pm on June 01, 2020 and for a monetary order in the amount of \$11,200.00 for unpaid rent plus \$100.00 for the filing fee. The landlord has also applied to retain the security deposit.

On March 27, 2020, the landlord served the tenant with a notice to end tenancy for landlord's use of property. The tenant did not dispute the notice.

Analysis

Based on the sworn testimony of both parties, I accept the landlord's evidence in respect of the claim. The tenant received the notice to end tenancy for unpaid rent, on March 13, 2020 and did not full pay rent within five days of receiving the notice to end tenancy nor did the tenant make application, 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 by 1:00pm on June 01, 2020. The Order may be filed in the Supreme Court for enforcement.

I further find that the landlord is entitled to \$11,200.00 for unpaid rent. Since the landlord has proven his claim, he is also entitled to the recovery of the filing fee of \$100.00. Overall the landlord has established a claim of \$11,300.00. I order that the landlord retain the security deposit of \$1,400.00 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 \$9,900.00. 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 by **1:00pm on June 01, 2020** and a monetary order for **\$9,900.00**.

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: May 25, 2020

Residential Tenancy Branch