



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: FFL MNRL-S OPR

Introduction

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* ("the *Act*") for an Order of Possession for:

- an Order of Possession for unpaid rent, pursuant to section 55;
- a monetary order for unpaid rent pursuant to section 67; and
- authorization to recover the filing fee for this application, pursuant to section 72 .

The tenant did not attend this hearing, although I left the teleconference hearing connection open until 9:45 a.m. in order to enable the tenant to call into this teleconference hearing scheduled for 9:30 a.m. A party who was confirmed to be a subtenant attended the hearing. The landlord's agent attended the hearing and was given a full opportunity to be heard, to present sworn testimony, to make submissions and to call witnesses. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. During the hearing, I also confirmed from the online teleconference system that the landlord's agent, subtenant and I were the only ones who had called into this teleconference.

The landlord's agent testified that the tenant was sent a copy of the dispute resolution hearing package ("Application") and evidence by way of registered mail on July 13, 2020. The landlord's agent testified that a package was also posted on the tenant's door the same date. In accordance with sections 88, 89, and 90 of the *Act*, I find that the tenant deemed served with the Application and evidence on July 18, 2020, five days after mailing. The tenant did not submit any written evidence for this hearing.

The landlord testified that the tenant was served the 10 Day Notice dated June 30, 2020, by posting the notice on his door. In accordance with sections 88 and 90 of the

Act, the 10 Day Notice I find the 10 Day Notice deemed served on July 3, 2020, three days after its posting.

Issues to be Decided

Is the landlord entitled to an Order of Possession?

Is the landlord entitled to a monetary award for unpaid rent?

Is the landlord entitled to recover the filing fee for this application?

Background and Evidence

This month-to-month tenancy began on July 15, 2018 with currently monthly rent set at \$4,000.00 payable on the first of every month. The landlord collected a security deposit in the amount of \$4,000.00, which the landlord still holds.

The landlord served the tenant with a 10 Day Notice for unpaid rent on June 30, 2020 for failing to pay the March 2020 rent. The landlord's agent confirmed that the tenant has not paid the March 2020 rent, nor has the unit been vacated. The landlord confirmed that this unpaid rent was due before the declared state of emergency, and the landlord is only seeking a monetary order for this period.

The landlord is seeking an Order of Possession as well as a Monetary Order for unpaid rent and recovery of the filing fee.

Analysis

The landlord provided undisputed evidence at this hearing, as the tenant did not attend. The tenant failed to pay the rent in full, within five days of being deemed to have received the 10 Day Notice. The tenant did not make an application pursuant to section 46(4) of the *Act* within five days of being deemed to have received the 10 Day Notice. In accordance with section 46(5) of the *Act*, the failure of the tenant to take either of the above actions within five days led to the end of this tenancy on July 15, 2020, the effective date on the 10 Day Notice. In this case, this required the tenant and anyone on the premises to vacate the premises by July 15, 2020. I find that the landlord's 10 Day Notice complies with section 52 of the *Act*. As the tenant has not provided vacant possession of the rental unit to the landlord, I find that the landlord is entitled to a two (2) day Order of Possession, pursuant to section 55 of the *Act*.

Section 26 of the Act, in part, states as follows:

Rules about payment and non-payment of rent

26 (1) A tenant must pay rent when it is due under the tenancy agreement, whether or not the landlord complies with this Act, the regulations or the tenancy agreement, unless the tenant has a right under this Act to deduct all or a portion of the rent.

The landlord provided undisputed evidence that the tenant failed to pay the outstanding rent in the amount of \$4,000.00 for March 2020. Therefore, I find that the landlord is entitled to a monetary order in the amount of \$4,000.00.

The landlord continues to hold the tenant's security deposit of \$4,000.00. In accordance with the offsetting provisions of section 72 of the Act, I order the landlord to retain the tenant's security deposit in satisfaction of the monetary claim.

As the landlord was successful in their application, I find that the landlord is entitled to recover the filing fee for this application.

Conclusion

I grant an Order of Possession to the landlord effective **two (2) days after service on the tenant**. Should the tenant or anyone on the premises fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

I issue a \$100.00 Monetary Order in favour of the landlord, which allows the landlord to recover unpaid rent, the filing fee for this application, and also allows the landlord to retain the tenant's security deposit in partial satisfaction of the monetary claim.

Item	Amount
Unpaid Rent for March 2020	\$4,000.00
Recovery of Filing Fee for this Application	100.00
Security Deposit	-4,000.00
Total Monetary Order	100.00

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: August 18, 2020

Residential Tenancy Branch