



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes CNR, RP, PSF, OLC, FFT
OPR-DR, MNR-DR, FFL

Introduction

Under section 58 of the Residential Tenancy Act (the “Act”), this hearing dealt with the tenant’s May 17, 2023, application to the Residential Tenancy Branch for:

- (i) an order cancelling the notice to end tenancy for unpaid rent (the “Notice”), under section 46(4)(b) of the Act;
- (ii) an order for repairs to be made to the rental unit under section 32 of the Act;
- (iii) an order for the landlord to provide services or facilities required by the tenancy agreement under section 27 of the Act;
- (iv) an order for the landlord to comply with the Act under section 62 of the Act; and
- (v) authorization to recover the cost of the filing fee under section 72 of the Act.

In addition, under section 58 of the Act, this hearing dealt with the landlord’s May 22, 2023, application to the Residential Tenancy Branch for:

- (i) an order of possession on the Notice under section 55(2)(b) of the Act;
- (ii) a monetary order for unpaid rent under section 67 of the Act; and
- (iii) authorization to recover the cost of the filing fee under section 72 of the Act.

The landlord attended the hearing while the tenant did not. The landlord testified under oath that the landlord served a *Notice of Dispute Resolution Proceeding* on the tenant by registered mail. There is proof of tracking information submitted into evidence. It is my finding that the tenant was served with the required notice in compliance with the Act.

Issues

1. Is the tenant entitled to an order cancelling the Notice?
2. If not, is the landlord entitled to an order of possession?
3. Is the landlord or tenant entitled to recover the cost of the filing fee?

Background and Evidence

In reaching this decision, I have considered all relevant evidence that complied with the *Rules of Procedure*. Only the necessary oral and documentary evidence that helped resolve the issues of the dispute and explain the decision is included below.

The tenancy began April 8, 2023. Rent is \$1,350.00 due on the first day of the month. There is a copy of the written tenancy agreement in evidence.

The landlord served the Notice on May 8, 2023, by delivering to the tenant in person, who was present to receive it. Page two of the Notice indicates that the tenant did not pay rent in the amount of \$1,350.00 that was due on May 1, 2023. All pages of the Notice were served and submitted into evidence.

The landlord affirmed that the tenant is currently \$4,050.00 in arrears, representing unpaid rent from May to July 2023.

Analysis

Section 26 of the Act requires tenants to pay rent the day it is due unless they have a legal right to withhold rent. Section 46(1) of the Act allows landlords to end a tenancy with a *10 Day Notice to End Tenancy for Unpaid Rent* on any day rent remains unpaid after the day rent is due.

The landlord's evidence shows that the tenant is currently \$4,050.00 in arrears, representing unpaid rent from May to July 2023. Therefore, I find on a balance of probabilities that the Notice was given for a valid reason. I also find that the Notice complies with the form and content requirements of section 52. As a result, the tenant's application to cancel the Notice is dismissed.

Based on the above findings, the landlord is granted an order of possession under section 55(1) of the Act. A copy of the order of possession is attached to this Decision

and must be served on the tenant.

Since the landlord's application relates to a section 46 notice to end tenancy, the landlord is also entitled to an order for unpaid rent under section 55(1.1) of the Act. Therefore, the tenant is ordered to pay \$4,050.00 to the landlord.

Since the landlord was successful in its application, the landlord is entitled to \$100.00 to cover the cost of the filing fee under section 72 of the Act. In total, the landlord is awarded \$4,150.00.

Since the tenant was not successful in its application, the tenant is not entitled to \$100.00 to cover the cost of the filing fee under section 72 of the Act.

A monetary order for the amount of \$4,150.00 is attached to this Decision and must be served on the tenant.

The tenant's other claims relate to their ongoing possession of the rental unit. I dismiss these remaining claims because the tenancy has ended.

Conclusion

The tenant's application is dismissed without leave to reapply.

The landlord's application is granted. The landlord is awarded an order of possession and a monetary order in the amount of \$4,150.00.

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: July 14, 2023

Residential Tenancy Branch