



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards
Ministry of Housing and Social Development

Decision

Dispute Codes: OPC MNR FF

This hearing dealt with an application by the landlord for an order of possession and a monetary order.

Rent in the amount of \$900 is payable in advance on the first day of each month. The tenants were repeatedly late paying the rent, and on July 31, 2008 the landlord served the tenants with a notice to end tenancy for cause, with one of the cited causes being repeated late payment of rent. The landlord seeks a monetary order for half of the rent for September 2008 in the amount of \$450.

I find that the tenant was served with a notice to end tenancy for cause. The tenants have not paid the outstanding rent and have not applied for dispute resolution to dispute the notice and are therefore conclusively presumed to have accepted that the tenancy ended on the effective date of the notice. Based on the above facts I find that the landlord is entitled to an order of possession, effective September 15, 2008. The tenants must be served with the order of possession. Should the tenants fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

As for the monetary order, I find that the landlord has established a claim for \$450 in unpaid rent. The landlord is also entitled to recovery of the \$50 filing fee. I grant the landlord an order under section 67 for the balance due of \$500. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated September 12, 2008.