

Decision

Dispute Codes:

MNR, OPR, MNSD, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for an Order of Possession based on the Notice to End Tenancy for Unpaid Rent dated DT, 2010, a monetary order for rent owed and an order to retain the security deposit in partial satisfaction of the claim.

Although served with the Application for Dispute Resolution and Notice of Hearing by registered mail sent on September 2, 2010 the tenant did not appear.

Issue(s) to be Decided

The issues to be determined based on the testimony and the evidence are: a) Whether or not the landlord is entitled to an Order of Possession based on the 10-Day Notice to End Tenancy for Unpaid Rent and: b) Whether or not the landlord is entitled to monetary compensation for rental arrears owed and loss of rent

Background and Evidence

The landlord submitted into evidence a copy of the 10-Day Notice to End Tenancy dated August 14, 2010 with effective date of August 24, 2010, a copy of the resident ledger and a copy of the tenancy agreement. The landlord testified that the tenancy began on July 1, 2007, at which time the tenant paid a security deposit of \$500.00. The landlord testified that the tenant began to fall into arrears and finally failed to pay the \$1,040.00 rent owed for July 2010 and also did not pay rent for August, September or October 2010 for a total amount owed of \$4,160.00. The landlord testified that the tenant also failed to pay their share of the utility bills pursuant to the tenancy agreement

and the landlord submitted copies of the invoices into evidence showing accumulated arrears in gas and hydro in the amount of \$432.00. The landlord was seeking compensation of \$4,592.00. The landlord testified that the tenant has not vacated the unit and the landlord has requested an Order of Possession.

Analysis

Based on the testimony of the landlord, I find that the tenant was served with a Notice to End Tenancy for Unpaid Rent in person and the tenant failed to pay the rent and utilities owed and did not move out. Based on the above facts I find that the landlord is entitled to an Order of Possession.

I find that the landlord has established a total monetary claim of \$4642.00 comprised of \$4,160.00 accrued rental arrears, \$432.00 and the \$50.00 fee paid by the landlord for this application. I order that the landlord retain the security deposit of \$511.34 in partial satisfaction of the claim leaving a balance due of \$4,130.66.

Conclusion

I hereby issue an Order of Possession in favour of the landlord effective two days after service on the tenant. This order must be served on the Respondent and may be filed in the Supreme Court and enforced as an order of that Court.

I hereby grant the Landlord an order under section 67 for \$4,130.66. This order must be served on the Respondent and may be filed in the Provincial Court (Small Claims) 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: October 2010.

Dispute Resolution Officer