



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes – OPR, MNR, MNSD, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord for an order of possession and a monetary order due to unpaid rent.

The landlord testified that on December 22, 2010 the landlord served the tenant with the Notice of Hearing documents via registered mail. Section 90 of the *Act* states a document sent by mail is deemed served on the 5th day after it is mailed.

Based on the testimony of the landlord and the submitted registered mail receipts, I find that the tenant has been served with the Dispute Resolution Direct Request Proceeding documents.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to an order of possession for unpaid rent; to a monetary order for unpaid rent; for all or part of the security deposit and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 38, 46, 55, 67, and 72 of the *Residential Tenancy Act (Act)*.

Background and Evidence

The landlord testified that the tenancy started sometime in 2007 as a month to month tenancy for a monthly rent of \$2,495.00 due on the first of a month and that a security deposit of \$1247.50 was paid.

The landlord submitted a copy of a 10 Day Notice to End Tenancy for Unpaid Rent that was issued on November 10, 2010 with an effective vacancy date of November 20, 2010 due to \$2,495.00 in unpaid rent.

Testimony submitted by the landlord indicates that the tenant failed to pay the full rent owed for the months of November and December 2010 and January 2011 and that the tenant was served a 10 Day Notice to End Tenancy for Unpaid Rent by registered mail on November 20, 2010.

The landlord acknowledges the tenant contacted the landlord and said she would pay rent for November by November 20, 2010 but has not heard from the tenant since. The



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landlord testified they have tried to reach the tenant by mail, phone and email but have had no response from the tenant since her response noted above.

The Notice states that the tenant had five days to pay the rent or apply for Dispute Resolution or the tenancy would end. The tenant did not apply to dispute the Notice to End Tenancy within five days.

Analysis

I have reviewed all documentary and testimonial evidence and accept that the tenant has been served with notice to end tenancy as declared by the landlord. The notice is deemed to have been received by the tenant on November 15, 2010 and the effective date of the notice is amended to November 25, 2010, pursuant to Section 53 of the *Act*. I accept the evidence before me that the tenant failed to pay the rent owed in full within the 5 days granted under section 46 (4) of the *Act*.

Based on the foregoing, I find that the tenant is conclusively presumed under section 46(5) of the *Act* to have accepted that the tenancy ended on the effective date of the Notice.

Conclusion

I find that the landlord is entitled to an Order of Possession effective **two days after service on the tenant**. This order must be served on the tenant and may be filed in the Supreme Court and enforced as an order of that Court.

I find that the landlord is entitled to monetary compensation pursuant to Section 67 in the amount of **\$7,535.00** comprised of \$7,485.00 rent owed and the \$50.00 fee paid by the landlord for this application.

I order the landlord may deduct the security deposit and interest held in the amount of \$1,285.20 in partial satisfaction of this claim. I grant a monetary order in the amount of **\$6,249.80**. This order must be served on the tenant 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: January 13, 2011.

Residential Tenancy Branch