



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Public Safety and Solicitor General

## DECISION

Dispute Codes      OPR, MNR, MNDC, MNSD, FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the Landlord for an order of possession, a monetary order and to recover the filing fee.

Although served with the Application for Dispute Resolution and Notice of Hearing personally on March 16, 2011, the Tenant did not appear.

The Landlord's Agent appeared, gave affirmed testimony and was provided the opportunity to present her evidence orally and in written and documentary form, and make submissions to me.

### Issue(s) to be Decided

Has the Tenant breached the Residential Tenancy Act (the "Act") or tenancy agreement, entitling the Landlord to an Order of Possession and monetary relief?

### Background and Evidence

This one year fixed term tenancy began on January 5, 2011, monthly rent is \$850.00, a security deposit of \$425.00 was paid on January 4, 2011 and a pet damage deposit of \$425.00 was paid on January 5, 2011.

The Landlord's Agent gave affirmed testimony and supplied evidence that the Tenant was served with a 10 Day Notice to End Tenancy for Unpaid Rent (the "Notice") on March 2, 2011, by posting on the door. The Notice stated the amount of unpaid rent was \$600.00.

The Notice informed the Tenant that the Notice would be cancelled if the rent was paid within five days. The Notice also explained the Tenant had five days to dispute the Notice.

I have no evidence before me that the Tenant applied to dispute the Notice. The Landlord provided evidence and gave affirmed testimony that the Tenant made partial payments of rent since the issuance of the Notice, and currently owes the amount of \$225.00, which includes a late fee of \$25.00 for March 2011. The Landlord submitted

that the Tenant was issued receipts for the partial rent payments on a "For Use and Occupancy Only" basis.

### Analysis

Based on the above testimony and evidence, and on a balance of probabilities, I find as follows:

The Tenant has not paid the outstanding rent and did not apply to dispute the Notice and is therefore conclusively presumed under section 46(5) of the Act to have accepted that the tenancy ended on the effective date of the Notice.

I find that the Landlord is entitled to an order of possession effective **two days** after service on the Tenant. This order may be filed in the Supreme Court and enforced as an order of that Court.

I find that the Landlord has established a total monetary claim of **\$275.00** comprised of outstanding rent for March 2011 of **\$200.00**, late fee of **\$25.00** and the **\$50.00** fee paid by the Landlord for this application.

I allow the Landlord to retain from the security deposit the amount of **\$275.00** in satisfaction of the claim.

### Conclusion

The Landlord is granted an Order of Possession and may keep \$275.00 from the security deposit in satisfaction of the claim.

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: April 01, 2011.

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Residential Tenancy Branch