



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNDC, OPR

Introduction

Some documentary evidence and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The applicant testified that the respondent(s) were served with notice of the hearing by registered mail that was mailed on March 22, 2012, however the respondent(s) did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

Issue(s) to be Decided

This is a request for an Order of Possession based on a Notice to End Tenancy for non-payment of rent and a request for a monetary order for \$1420.00. The applicant is also requesting recovery of the \$50.00 filing fee.

Background and Evidence

The applicant testified that:

- This tenancy began on July 5, 2011 with a monthly rent of \$1250.00 per month.
- Rent is due on the 5th of each month.

- The tenants failed to pay the full rent for the month of March 2012 and therefore on March 10, 2012 a 10 day Notice to End Tenancy was posted on the tenant's door (copy attached).
- The tenants paid a portion of the outstanding March 2012 rent however at this time there is still \$170.00 outstanding.
- The tenants have not paid any of the April 2012 rent.

The applicants are therefore requesting an Order of Possession for as soon as possible and a monetary order as follows:

Rent outstanding for March 2012	\$170.00
Rent outstanding for April 2012	\$1250.00
Filing fee	\$50.00
Total	\$1470.00

Analysis

It is my finding that at this time there is a total of \$1420.00 in outstanding rent and therefore I allow the landlords request for an order for that outstanding rent.

It is also my finding that the tenants have been served with a valid 10 day Notice to End Tenancy and have failed to comply with that notice, and therefore I allow the landlords request for an Order of Possession.

I also order recovery of the filing fee.

Conclusion

I have issued an Order of Possession that is enforceable two days after service on the tenants.

I have issued a monetary order in the amount of \$1470.00.

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: April 10, 2012.

Residential Tenancy Branch