



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNR, 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(s) testified that the respondent was served with notice of the hearing by registered mail that was mailed on October 10, 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 an application for an Order of Possession based on a Notice to End Tenancy for nonpayment of rent, a request for a Monetary Order for outstanding rent totaling \$2650.00, and a request for recovery of the \$50.00 filing fee.

Background and Evidence

The applicant testified that:

- The monthly rent for this unit is \$650.00 per month.
- The tenant had fallen behind on the rent to the point where there was a total of \$2650.00 in rent outstanding.
- The Notice to End Tenancy was personally served on the tenant on September 16, 2012.
- The tenant paid a portion of the outstanding amount, which was accepted for use and occupancy only, however there is still \$1660.00 in rent outstanding to the end of October 2012.

He is therefore requesting an Order of Possession for as soon as possible, and a Monetary Order for the outstanding rent plus is \$50 filing fee.

Analysis

It is my finding that the landlord has shown that the tenant has failed to pay rent totaling \$1660.00 to the end of October 2012, and I therefore allow the request for the monetary order.

It is also my finding that the tenant has been served with the valid 10 day Notice to End Tenancy for nonpayment of rent and I therefore also allow the request for an order of possession.

I also allow the request for recovery of the filing fee.

Conclusion

I have issued an order of possession which is enforceable two days after service on the tenant.

I have issued a monetary order in the amount of \$1710.00.

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: October 31, 2012.

Residential Tenancy Branch