



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute codes OP MNR MNSD FF

Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order. The hearing was conducted by conference call. The landlord called in and participated in the hearing. The tenants did not appear although one of them was served with the Application for Dispute Resolution and Notice of Hearing by registered mail sent on June 13, 2013 and the other was personally served with the application on June 13, 2013.

Issues

Is the landlord entitled to an order of possession?

Is the landlord entitled to a monetary order?

Background and Evidence

This tenancy began on February 1, 2012. The rent is \$800.00 due in advance on the first day of each month. The tenants did not pay a security deposit at the start of the tenancy. The tenants did not pay the full rent for April, 2013 when it was due. The tenants paid \$725.00 leaving a \$75.00 balance for April. The tenants did not pay rent for May and on May 19, 2013 the landlord personally served the tenants with a Notice to End Tenancy for non-payment of rent. The tenants have not paid rent for May, June or July and they did not file an application to dispute the Notice to End Tenancy.

Analysis

Section 46 of the Act requires that upon receipt of a Notice to End Tenancy for non-payment of rent the tenant must, within five days, either pay the full amount of the arrears indicated on the Notice or dispute the notice by filing an Application for Dispute Resolution with the Residential Tenancy Branch. If, as in the present case, the tenants

do neither of these two things, the tenants are conclusively presumed to have accepted that the tenancy ended on the effective date of the Notice.

Conclusion

Order of Possession - Based on the above background, evidence and analysis 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.

Monetary Order and Security Deposit - I find that the landlord has established a total monetary claim of \$2,475.00 for the outstanding rent for April, May, June and July. The landlord is entitled to recover the \$50.00 filing fee for this application for a total award of \$2,525.00 and I grant the landlord a monetary order under section 67 in the said amount. This order may be filed in the Small Claims Court 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: July 11, 2013

Residential Tenancy Branch

