



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR OPC MNR MNDC FF

Introduction

This hearing dealt with an application by the landlord for an order of possession pursuant to a notice to end tenancy for unpaid rent, an order of possession pursuant to a notice to end tenancy for cause and a monetary order for unpaid rent.

The landlord participated in the teleconference hearing, but the tenant did not call into the hearing. The landlord stated that on July 12, 2013 they served the tenant with the application for dispute resolution and notice of hearing by registered mail. Section 90 of the Act states that a document is deemed to have been served five days after mailing. I find that the tenant is deemed served with notice of the hearing on July 17, 2013.

I allowed the landlord to fax a copy of the notice to end tenancy for unpaid rent after the conclusion of the teleconference hearing. The landlord faxed the notice as well as one additional page of evidence. As I did not request or authorize the additional page, I did not admit or consider that evidence.

Issue(s) to be Decided

Is the landlord entitled to an order of possession?

Is the landlord entitled to a monetary order?

Background and Evidence

The tenancy began on September 1, 2010. Rent in the amount of \$1500 is payable in advance on the first day of each month. At the outset of the tenancy, the landlord collected a security deposit from the tenant in the amount of \$750. The tenant failed to pay \$375 of the rent for June 2013 and they paid no rent for July 2013. On July 6, 2013 the landlord served the tenant with a notice to end tenancy for non-payment of rent. The tenant further failed to pay rent in the month of August 2013.

Analysis

Based on the landlord's testimony I find that the tenant was served with a notice to end tenancy for non-payment of rent. The tenant has not paid the outstanding rent and has not applied for dispute resolution to dispute the notice and is therefore conclusively presumed to have accepted that the tenancy ended on the effective date of the notice. Based on the above facts I find that the landlord is entitled to an order of possession.

As for the monetary order, I find that the landlord has established a claim for \$3375 in unpaid rent and lost revenue. The landlord is also entitled to recovery of the \$50 filing fee.

As I determined that the notice to end tenancy for unpaid rent was valid, it was not necessary for me to hear evidence regarding the notice to end tenancy for cause.

Conclusion

I grant the landlord an order of possession effective two days from service. The tenant must be served with the order of possession. Should the tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

The landlord is entitled to \$ 3425. I order that the landlord retain the security deposit of \$750 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$2675. 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: August 15, 2013

Residential Tenancy Branch