



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding RANCHO MANAGEMENT SERVICES (B.C.) LTD.  
and [tenant name suppressed to protect privacy]

## **Decision**

### **Dispute Codes:**

MNR, OPR, MNSD, FF

### **Introduction**

This hearing dealt with an Application for Dispute Resolution by the landlord for an Order of Possession based on the Notice to End Tenancy for Unpaid Rent and a monetary order for rental arrears.

Although served with the Application for Dispute Resolution and Notice of Hearing by registered mail sent on April 29, 2014 the tenant did not appear.

At the outset of the hearing, the landlord testified that the tenant had vacated the suite in early May 2014. Therefore, the issue of an Order of Possession is now moot and the hearing will only proceed with respect to the monetary claim for rental arrears.

### **Issue(s) to be Decided**

Is the landlord entitled to monetary compensation for rental arrears owed?

### **Background and Evidence**

The landlord submitted into evidence a copy of the 10-Day Notice to End Tenancy dated April y, 2014 with effective date of April 17, 2014, a copy of the tenancy agreement and proof of service. The landlord testified that the tenancy began on September 15, 2013, at which time the tenant paid a security deposit of \$625.00 and the current rent is \$1,250.00 per month. The landlord testified that the tenant failed to pay \$1,250.00 rent owed for April 2014 and a 10-Day Notice to End Tenancy for Unpaid Rent was issued and served on the tenant.

The landlord stated that, after the 10-Day Notice was served, the tenant then failed to pay the \$1,250.00 rent due on May 1, 2014 and the arrears now total \$2,500.00, which is being claimed.

### **Analysis**

Based on the testimony of the landlord, I find that the tenant was served with a Notice to End Tenancy for Unpaid Rent in person. The tenant has not paid the arrears 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 has established a total monetary claim of \$2,550.00, comprised of \$2,500.00 accrued rental arrears and the \$50.00 fee paid by the landlord for this application. I order that the landlord retain the tenant's security deposit of \$625.00 in partial satisfaction of the claim leaving a balance due of \$1,925.00.

I hereby grant the Landlord an order under section 67 for \$1,925.00. This order must be served on the Respondent and is final and binding. If necessary it may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court.

### **Conclusion**

The landlord's application is successful and the landlord is granted a monetary order for rental arrears. The request for an Order of Possession is moot as the tenant already vacated.

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: June 16, 2014

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Residential Tenancy Branch

