



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR MNR FF

Introduction

This hearing dealt with an application by the landlord for an order of possession 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 they personally served the tenant with the application for dispute resolution and notice of hearing on June 25, 2014. I accepted the landlord's testimony that they served with notice of the hearing on June 25, 2014, and I proceeded with the hearing in the absence of the tenant.

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 May 1, 2014. Rent in the amount of \$800 is payable in advance on the first day of each month. The landlord collected a security deposit from the tenant in the amount of \$400. The tenant failed to pay \$550 of the rent in June 2014 and on June 10, 2014 the landlord served the tenant with a notice to end tenancy for non-payment of rent. The tenant further failed to pay any rent in the month of July 2014.

The Landlord's evidence included the following:

- a copy of a residential tenancy agreement, indicating a monthly rent of \$800 due on the first of each month, as well as establishing that the tenant paid a security deposit of \$400;

- a copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, issued on June 10, 2014, with an effective vacancy date of June 20, 2014, for failure to pay rent in the amount of \$550 that was due on June 1, 2014;
- testimony that the tenant was served the 10 Day Notice to End Tenancy for Unpaid Rent by posting the notice on the rental unit door in the presence of witnesses on June 10, 2014; and
- a copy of the Landlord's Application for Dispute Resolution, filed June 25, 2014.

Analysis

I have reviewed all evidence and I accept that the tenant was served with the notice to end tenancy as declared by the landlord. The notice is deemed to have been received by the tenant on June 13, 2014.

I accept the evidence before me that the tenant has failed to pay the rent owed within the five days granted under section 46(4) of the Act. I find that the tenant is conclusively presumed under section 46(5) of the Act to have accepted that the tenancy ended on the effective date of the notice. The landlord is therefore entitled to an order of possession.

As for the monetary order, based on the above-noted evidence I find that the landlord has established a claim for \$1350 in unpaid rent. The landlord is also entitled to recovery of the \$50 filing fee.

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 \$1400. I order that the landlord retain the security deposit of \$400 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$1000. 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 21, 2014

Residential Tenancy Branch

