

Having heard the evidence of the parties, under affirmation, and having given the parties the opportunity to give their evidence orally and to provide written and documentary evidence, and to cross-examine the other party, and to make submissions to me, I have determined:

File 729297:

The landlord(s) have testified that the tenant(s) have failed to comply with a Notice to End Tenancy and the tenant admits that rent in the amount of \$1500.00 is still outstanding to the end of January 2009.

Therefore; the landlord has the right to an Order of Possession and pursuant to Section 55, I have issued an order of possession for 12:00 noon on January 10, 2009.

The landlord(s) is given a formal Order of Possession and the tenant(s) **must** be served with this Order as soon as possible.

I also Order, pursuant to Section 38, that the landlord(s) may retain the full security deposit plus interest (\$ 378.58) towards the outstanding rent.

I further Order pursuant to Section 67 that the respondent(s) pay to the applicant(s) the sum of:

Remaining rent-----	\$ 1121.42
Late fees \$25.00 X 2-----	50.00
Plus section 59 filing fee-----	<u>50.00</u>
Total Order	\$1221.42

File 728677:

First of all it is my decision that I will not deal with all the issues that the tenant has put on the application as most of them are unrelated to the main issue which is a request to have a section 47 Notice to End Tenancy cancelled.

I therefore will deal with request to have a section 47 Notice to End Tenancy cancelled and I dismiss the remaining unrelated disputes with liberty to re-apply.

The landlord has shown that the tenant has been repeatedly late paying the rent and therefore this request to have the section 47 Notice to End Tenancy cancelled is dismissed.

Dated January 07, 2009.
