



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes FF, MNDC, MNR, MNSD, OPR

Introduction

Some documentary evidence and written arguments have been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties.

All testimony was taken under affirmation.

Issues(s) to be Decided

This is a request for an Order of Possession for non-payment of rent, and for a monetary order of \$3800.00

Decision and reasons

The tenant has failed to comply with a Notice to End Tenancy and rent in the amount of \$2565.00 is still outstanding to the end of June 2009

Therefore, pursuant to Section 55, I have issued an order of possession for 12:00 Noon on June 30, 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.



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I also Order, pursuant to Section 38, that the landlord(s) may retain the full security deposit plus interest (\$563.53) towards the outstanding rent.

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

Remaining Outstanding rent	\$2001.47
NSF cheque fee \$25.00 X 2	\$50.00
Filing fee	\$50.00
Total	\$2176.47

I dismissed with leave to reapply the claim for lost rental revenue for July 2009. This claim was made prematurely because of this time we do not know whether the rental unit will or will not be re-rented for July 2009.

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 26, 2009.

Dispute Resolution Officer

(Note: this decision was produced with the use of voice recognition software)