



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, FF

### Introduction

A substantial amount of documentary evidence and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The respondent was served with notice of the hearing by registered mail that was mailed on May 25, 2009 but did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

### Issues(s) to be Decided

This is a request for an order possession based on Notice to End Tenancy for non-payment of rent. The applicant is also requesting a monetary order of \$1907.50 and requesting an order allowing the applicant to retain the full security deposit plus interest towards this claim.

### Decision and reasons

The tenant(s) have failed to comply with a Notice to End Tenancy and rent in the amount of \$2035.00 is still outstanding to the end of June 2009; however the landlord has only applied for a \$1907.50 of that outstanding rent.



# Dispute Resolution Services

Page: 2

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Therefore, pursuant to Section 55, I have issued an order of possession for 12 noon on June 6, 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 (\$503.08) 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	\$1404.42
Total	\$1454.42

I have allowed the full amount claimed by the landlord because I find it unlikely that they'll be able to re-rent the unit before the end of June 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 03, 2009.

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Dispute Resolution Officer