



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      FF, MNR, OPR, MNSD

### 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 September 18, 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 of Possession based on a Notice to End Tenancy for non-payment of rent, a request for that outstanding rent of \$2800.00 and a request of the respondent bear the cost of the \$50 filing fee that was paid for this hearing.

### Decision and reasons

The tenant has failed to comply with a Notice to End Tenancy and rent in the amount of \$700.00 is still outstanding for each of the months of June 2009, July 2009, August 2009, September 2009, for a total of \$2800.00.



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Therefore, pursuant to Section 55, I have issued an order of possession for 24 hours after service on the respondent.

The landlord(s) is given a formal Order of Possession.

I also Order, pursuant to Section 38, that the landlord(s) may retain the full security deposit (\$350.00) 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	\$2450.00
Total	\$2500.00

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: October 23, 2009.

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Dispute Resolution Officer