



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## DECISION

Dispute Codes      OPR, MND, MNR, MNSD, FF

### Introduction

A substantial amount of documentary evidence, photo 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.

### Decision and reasons

The tenant(s) have failed to comply with a Notice to End Tenancy and rent in the amount of \$1050.00 is still outstanding to the end of October 2009

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

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 ( \$262.50) towards the outstanding rent.



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

Remaining Outstanding rent	\$787.50
Outstanding utilities	\$5.95
Fire damage to range hood	\$173.51
Carpet cleaning	\$84.00
Filing fee	\$50.00
Total	\$1150.96

The damage to the range hood and the need for carpet cleaning was the result of a fire that was caused by the tenant's negligence.

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 27, 2009.

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Dispute Resolution Officer