



Dispute Resolution Services

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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 November 16, 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 \$4000.00 is still outstanding to the end of December 2009.

Therefore, pursuant to Section 55, I have issued an order of possession for 12 noon December 16, 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 (\$1001.39) 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	\$2998.61
Filing fee	\$50.00
Total	\$3098.61

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: December 15, 2009.

Dispute Resolution Officer