



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes FF, MNR, MNSD, OPR

Introduction

This is a request for an order of Possession based on a Notice to End Tenancy for non-payment of rent and utilities, a request for the outstanding rent and utilities, and a request of the respondent bear the \$50.00 cost of the filing fee that was paid for this dispute resolution hearing.

Decision and reasons

The tenant(s) have failed to comply with a Notice to End Tenancy and rent in the amount of \$435.00 is still outstanding for the month of February 2010, and there is still \$81.94 in outstanding utilities. The landlord had originally applied for November 2009 rent, and December 2009 rent, however the tenant has already made payments for those outstanding amounts and the money was accepted for use and occupancy only. Therefore the landlord still has the right to an Order of Possession

Therefore, pursuant to Section 55, I have issued an order of possession for 1 p.m. on February 28, 2010.

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 (\$462.50) towards the outstanding rent/utilities.



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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/utilities	\$54.44
Total	\$104.44

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: February 04, 2010.

Dispute Resolution Officer