

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

Introduction

Some 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 January 22, 2010, 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 nonpayment of rent and a request for a monetary order for \$3990.00. The applicant is also requesting an order allowing the landlord to retain the full security deposit towards this claim and requesting that a monetary order be issued for the difference.

Decision and reasons

The tenant has failed to comply with a section 46, 10-day Notice to End Tenancy which was posted on the tenants door on January 2, 2010, and rent in the amount of \$3600.00 is still outstanding to the end of March 2010.

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

I also Order, pursuant to Section 38, that the landlord(s) may retain the full security deposit plus interest (\$600.00) 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	\$3000.00
3 Late fees	\$60.00
Filing fee	\$50.00
Total	\$3440.00

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: March 04, 2010.

Dispute Resolution Officer