

DECISION

Dispute Codes OPP, MND, MNR, MNSD, FF, O

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 hand on March 8, 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 that was served on the landlord by the tenant, a request for a monetary order for outstanding rent totalling \$1260.00, a request to retain the full security deposit towards the claim, and a request that the respondent bear the \$50.00 cost of the filing fee that was paid for the hearing.

Decision and reasons

The tenant gave notice to end the tenancy at the end of February 2010, however to date she has failed to vacate and rent in the amount of \$1260.00 is outstanding to the end of March 2010. The tenant failed to pay December 2009 rent in the amount of \$660.00, and has failed to pay the \$600.00 rent for the month of March 2010.

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 (\$330.00) 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 | \$930.00 |
| Total | \$980.00 |

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: April 21, 2010.

Dispute Resolution Officer