

DECISION

Dispute Codes OPR, MNR, MNDC, MNSD, FF

Introduction

This is a request for an order possession based on a Notice to End Tenancy for non-payment rent, and a request for a monetary order totalling \$2930.00. The applicant is further requesting that he be allowed to keep the full security deposit plus interest towards this claim and a monetary order be issued for the difference.

Decision and reasons

The tenant(s) have failed to comply with a Notice to End Tenancy and rent/utilities in the amount of \$2180.00 is still outstanding to the end of May 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.

I also Order, pursuant to Section 38, that the landlord(s) may retain the full security deposit plus interest (\$325.53) towards the outstanding rent/utilities.

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

Remaining Outstanding rent/utilities	\$1854.47
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Filing fee	\$50.00
Total	\$2279.47

The landlord had requested the full rent and utilities for June 2010, however I only allowed June 2010 rent and utilities to June 15, 2010 because the landlord is required to attempt to re-rent the unit and therefore it may be re-rented by June 15, 2010. The claim for rent and utilities for the last half of June 2010 is therefore dismissed with leave to reapply. Should the landlord lose the full rent and utilities for the month of June 2010, he can reapply at a later date.

This decision is made on authority delegated to me by the Director o and it isf the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: May 31, 2010.

Dispute Resolution Officer