



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      FF, OPR, MNR

### Introduction

A substantial amount of documentary evidence, photo 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 November 16, 2010 but did not join the conference call in time to participate in 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 non-payment of rent, and a request for a monetary order for \$9,510.00 plus the \$100.00 filing fee.

### Background and Evidence

The applicant testified that:

- The tenant moved into the rental unit on February 1, 2010 and paid the first month's rent of \$950.00.
- The tenant has paid no further rent since that time, and therefore at this time there is \$9,500.00 in rent outstanding.



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- The tenant came up with numerous excuses for not paying the rent, and even issued fraudulent cheques on account that did not exist.

The applicants are therefore requesting an Order of Possession for as soon as possible, an order for the outstanding rent of \$9,500.00, and an order for the \$100.00 filing fee.

## Analysis

In the absence of any testimony from the respondent, I accept the landlords claim that there is \$9,500.00 in rent outstanding and since the landlords have served a proper Notice to End Tenancy, I allow their claim for the Order of Possession and the monetary order.

## Conclusion

I have issued an Order of Possession to the landlords that is enforceable two days after service on the tenant and have issued a monetary order in the amount of \$9,600.00.

***Note: at approximately 11:12 a.m. and after I had already rendered my decision, the respondent came on the line, just as the landlord was hanging up; however since I had already given my decision to the landlord I informed the respondent that I would not be taking his testimony and to expect the decision in the mail.***

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 08, 2010.

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Dispute Resolution Officer