



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, OPC, MNR, FF

Introduction

Some documentary evidence and written arguments have 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 applicant testified that the respondent was served with notice of the hearing by hand on August 5, 2011 however the respondent did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

Issue(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, a request for a monetary order for \$1105.00, and a request for recovery of the filing fee.

Background and Evidence

The applicant testified that:

- The tenant failed to pay \$310.00 of the July 2011 rent, and therefore on July 20, 2011 he personally served the tenant with a 10 day Notice to End Tenancy.

- To date the tenant has failed to pay any of the outstanding rent, and has failed to comply with the Notice to End Tenancy.
- The tenant has also failed to pay the full August 2011 rent.

The applicant is therefore requesting an Order of Possession for as soon as possible, an order for the outstanding rent of \$1105.00, and an order for the tenant to pay the \$50.00 filing fee.

Analysis

Is my finding that the landlord has established that there is, at this time, a total of \$1105.00 in rent outstanding, and that the tenant was served with a valid Notice to End Tenancy.

I therefore allow the landlords request for an Order of Possession, and for the monetary order

Conclusion

I have issued an Order of Possession that is enforceable two days after service on the tenant and I have issued a monetary order in the amount of \$1155.00.

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: September 01, 2011.

Residential Tenancy Branch