



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR

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 applicant testified that the respondent was served with notice of the hearing by personal service on May 4, 2012, 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

Background and Evidence

The applicant testified that:

- The respondent underpaid his March 2012 rent by \$175.00, and has not paid any rent for the months of April 2012 or May 2012.
- The applicant was served with a 10 day Notice to End Tenancy for non-payment of rent, on April 19, 2012 but has failed to comply without notice.
- They are therefore requesting an Order of Possession for as soon as possible.

Analysis

It is my finding that, at this time, there is a total of \$1205.00 in outstanding rent/utilities.

It is also my finding that the tenant has been served with a valid 10 day Notice to End Tenancy for non-payment of rent, and since the 10 days is well past, the landlord has the right to an Order of Possession.

Conclusion

I have issued an Order of Possession to the applicant that is enforceable two days after service on the respondent.

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: May 28, 2012.

Residential Tenancy Branch