



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Amacon Property Management Service Incorporated
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPC

Introduction

This hearing dealt with an application by the landlord for seeking an order of possession. The landlord participated in the conference call hearing but the tenant(s) did not. The landlord presented evidence that the tenants were served with the application for dispute resolution and notice of hearing by serving the female tenant personally on March 19, 2013 and the male tenant by registered mail on March 19, 2013. I found that the tenants had been properly served with notice of the landlord's claim and the date and time of the hearing and the hearing proceeded in their absence. The landlords agents gave affirmed evidence.

Issues to be Decided

Is the landlord entitled to an order of possession?

Background and Evidence

The tenancy began on or about September 1, 2012. Rent in the amount of \$950.00 is payable in advance on the first day of each month. At the outset of the tenancy the landlord collected from the tenant a security deposit in the amount of \$475.00. These parties were involved in a separate hearing where the Arbitrator found that the landlord did support their claim to end the tenancy pursuant to a One Month Notice to End Tenancy for Cause with an effective date of February 28, 2013. The tenants have not vacated the unit as of today's hearing. The landlords have made attempts to contact the

tenants to resolve the issues however the tenants are unwilling to communicate. The landlords are now seeking an order of possession.

Analysis

I accept the landlord's undisputed testimony. The landlord has provided documentation to support their claim. Based on the above facts I find that the landlord is entitled to an order of possession. The tenants must be served with the order of possession. Should the tenants fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

Conclusion

The landlord is granted an order of possession.

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 15, 2013

Residential Tenancy Branch