



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, OPR

Introduction

This file was originally dealt with by a Direct Request application by the landlord for an order of possession and a monetary order. The landlord was successful in that application. The tenant later filed for a review whereby the Arbitrator suspended the original decision and orders pending a new hearing. The landlord participated in the hearing today, the tenant did not. The landlord gave affirmed evidence.

Issues to be Decided

Is the original decision and orders issued in the first hearing to be confirmed or set aside?

Background and Evidence

The tenancy began on or about February 1, 2013. Rent in the amount of \$450.00 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 \$225.00. The tenant failed to pay rent in the month(s) of March 2013.

Analysis

The landlord submitted documentation to support his claim. The landlord was granted an order of possession and monetary order of \$450.00 at the first hearing. The tenant chose not to participate in today's hearing. In the absence of any disputing testimony from the tenant I hereby confirm the original decision and orders of April 9, 2013.

The tenant must be served with the order of possession. Should the tenant 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.

The landlord will need to serve the tenant the monetary order and if necessary pursue the matter in Small Claims Division of the Provincial Court.

Conclusion

The original decision and orders dated April 9, 2013 are confirmed and are in full effect and force.

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 22, 2013

Residential Tenancy Branch

