



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding First United Church Social Housing Society  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR

### Introduction

This is an application filed by the Landlord for an order of possession as a result of unpaid rent.

Both parties attended the hearing by conference call and gave testimony. Neither party submitted any documentary evidence.

The Landlord has provided copies of the Canada Post Registered Mail Customer Receipt which states that the Tenant was served with the notice of hearing package on October 10, 2013.

### Issue(s) to be Decided

Is the Landlord entitled to an order of possession?

### Background and Evidence

The Landlord stated in her direct testimony that the Tenant was served with a 10 day notice to end tenancy issued for unpaid rent on September 29, 2013 with a witness by posting it to the rental unit door. The Tenant has confirmed this in his direct testimony. The Landlord states that the Tenant failed to pay rent of \$534.00 for August 2013, a \$25.00 NSF charge for a failed automated debit, \$534.00 for September of 2013 and a \$25.00 NSF charge for a failed automated debit. The Tenant confirmed in his direct testimony the owed rent as described by the Landlord. The Tenant stated that he is currently unable to pay rent and that he is disabled, but wishes to honour his debts.

### Analysis

I accept the undisputed testimony of the Landlord that the Tenant was served with a 10 day notice to end tenancy on September 23, 2013 by posting it to the rental unit door with a witness. The Tenant has confirmed in his direct testimony the amount of the owed rent stated by the Landlord and has not paid any rent since. The Landlord has established grounds for an order of possession. The Landlord is granted an order of possession. The Tenant must be served with the order. 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.

### 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: November 05, 2013

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Residential Tenancy Branch

