



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Gilynn Enterprises Limited  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MT, AAT, OPR, MNR

### Introduction

This decision deals with two applications for dispute resolution, one brought by the tenant, and one brought by the landlord(s). Both files were to be heard together, however the tenant did not join the conference call that was scheduled for the hearing and therefore the tenant's application was dismissed.

I proceeded with the landlord's application in the tenant's absence.

Some documentary evidence and written arguments have been submitted by the parties prior to the hearing.

I have given the landlord the opportunity to present all relevant evidence, and to give oral testimony.

All testimony was taken under affirmation.

### Issue(s) to be Decided

Has the landlord establish the right to an Order of Possession?

Has the landlord establish the monetary claim against the respondent, and if so in what amount?

### Background and Evidence

This tenancy began on September 10, 2014 for the monthly rent of \$675.00.

The landlord testified that:

- The tenant failed to pay any rent for the month of October 2014 and therefore on October 4, 2014 the tenant was personally served with a 10 day Notice to End Tenancy.
- The tenant failed to comply with that Notice to End Tenancy and has failed to pay any further rent.
- They are therefore requesting an Order of Possession for as soon as possible, and a monetary order for the outstanding rent for the months of October 2014, and November 2014 totaling \$1350.00.

### Analysis

It is my finding that the landlord has shown that the tenant has failed to pay any rent for the months of October 2014, and November 2014, and I therefore allow the landlord's claim for that outstanding rent.

It is also my finding that the tenant has been served with a valid 10 day Notice to End Tenancy and has failed to comply with that notice, and I therefore allow the request for an Order of Possession.

### Conclusion

I have issued an Order of Possession to the landlords for two days after service on the respondent/tenant.

I have issued a Monetary Order for the tenant to pay \$1350.00 to the landlords.

The tenant's application is dismissed in full without leave to reapply.

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: December 01, 2014

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Residential Tenancy Branch

