



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR

Introduction

This is an application for an Order of Possession based on a Notice to End Tenancy for nonpayment of rent.

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 November 19, 2014; however the respondent did not join the conference call that was set up for the hearing.

Since the respondent has been properly served with notice of today's hearing I proceeded with the hearing in the respondent's absence.

All testimony was taken under affirmation.

Issue(s) to be Decided

Does the landlord have the right to an Order of Possession?

Background and Evidence

This tenancy began on October 3, 2014 with a monthly rent of \$475.00.

The tenant informed the landlord that he was going to move out on October 31, 2014 and therefore the landlord returned the tenant's November 2014 rent.

The tenant subsequently failed to move out of the rental unit, and has failed to pay any further rent.

A 10 day Notice to End Tenancy was posted on the tenant's door on November 10, 2014.

Analysis

It is my finding that the landlord has shown that, at this time, there is a total of two months' rent outstanding.

It is also my finding that the landlord has served the tenant with a valid 10-day Notice to End Tenancy, and the tenant has failed to comply with that notice.

The landlord therefore has the right to an Order of Possession.

Conclusion

I have issued an immediate Order of Possession to the landlord.

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 08, 2014

Residential Tenancy Branch

