



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, OPR

### Introduction

The applicant testified that the respondent was served with notice of the hearing by service to the respondent's residence; however the respondent did not join the conference call that was set up for the hearing.

It is my finding that the respondent has been properly served with notice of the hearing and I therefore conducted the hearing in the respondent's absence.

All testimony was taken under affirmation.

### Issue(s) to be Decided

The issues are whether or not the landlord has the right to an Order of Possession, and whether or not the landlord has established monetary claim against the tenant.

### Background and Evidence

The landlord testified that:

- This tenancy began on December 15, 2014 with a monthly rent of \$975.00.
- The respondent/tenant failed to pay the March 2015 rent, and therefore on March 4, 2015 he served a 10 day Notice to End Tenancy for nonpayment of rent.
- To date the tenant has failed to vacate the rental unit and has failed to pay any further rent.
- He is therefore requesting an Order of Possession for as soon as possible, and a monetary order for the outstanding rent totaling \$1950.00.

### Analysis

It is my finding that the applicant has shown that the tenant failed to pay the March 2015 rent and the April 2015 rent for a total of \$1950.00, and I therefore allow the landlords full monetary claim.

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

### Conclusion

I have issued a monetary order in the amount of \$1950.00.

I have issued an Order of Possession that is enforceable two days after service on the tenant.

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 08, 2015

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Residential Tenancy Branch

