



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, O

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy dated March 10, 2015 and for a monetary award for unpaid rent.

The tenant did not attend the hearing.

Issue(s) to be Decided

Has the tenant been served? Has the tenancy ended, warranting an order of possession? Is the landlord owed rent?

Background and Evidence

According to the landlord, the rental unit is a two bedroom lower suite in a house. The upper portion is a separate unit, rented to others. He says this tenancy started December 1, 2013, that the monthly rent is \$775.00 and that he holds no deposit money.

The landlord's uncontested evidence is that he placed the ten day Notice to End Tenancy inside the tenant's open door on March 10, 2015. He says she refused to come to the door, though he spoke to her. He says he served the application for dispute resolution and notice of hearing on the tenant by registered mail addressed to the rental unit, where she was residing. The landlord provided the tracking number for that mail. Canada Post records show that it was mailed May 17, 2015 and that it went "unclaimed by recipient."

The landlord's claim is for \$2325.00, being unpaid rent from the months of February, March and April, 2015.

Analysis

I find that the tenant has been duly served in accordance with ss. 88 and 89 of the *Residential Tenancy Act* (the “*Act*”) with the Notice to End Tenancy and with the application and notice of hearing.

As the result of the ten day Notice, this tenancy ended on March 23, 2015 and the landlord is entitled to an order of possession.

On the undisputed evidence of the landlord I grant him a monetary order against the tenant in the amount of \$2325.00, as claimed. There is no request for recovery of a filing fee in the application.

Conclusion

The landlord’s claim is allowed as presented.

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 28, 2015

Residential Tenancy Branch

