



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding REMI REALTY INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

The landlord is the limited company. I amend the application to state its lawful name and to remove Ms. M.W.'s name as a landlord. She is the landlord's agent.

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy dated April 8, 2015, given for unpaid rent. The landlord also seeks a monetary award for unpaid rent.

The tenant did not attend the hearing. The landlord's agent presented evidence to show that the tenant was served by registered mail with the application and notice of hearing letter. Canada Post records show that the registered mail, sent May 13, 2015, has not been collected by the tenant. I find that the registered mail was sent to an address at which the tenant resides and so he was duly served in accordance with s. 89 of the *Residential Tenancy Act* (the "Act").

Issue(s) to be Decided

Does the relevant evidence presented during the hearing show on a balance of probabilities that the landlord is entitled to an order of possession and a monetary award for unpaid rent?

Background and Evidence

The rental unit is a one bedroom apartment. The rent is currently \$875.00 per month, due on the first of each month, in advance. The landlord has no record of the tenant paying any deposit money.

Analysis

On the undisputed evidence of Ms. M.W. I find that the tenant was served with the ten day Notice to End Tenancy on April 9, 2015. He has not paid the amount demanded in the Notice nor has he made application to dispute it. As a result, by operation of s. 46 of the *Act*, this tenancy ended on April 20, 2015 and the landlord is entitled to an order of possession.

On the undisputed evidence of Ms. M.W. I find that the tenant owes arrears of rent in the amount of \$6150.00 up to and including rent for the month of May 2015.00. I grant the landlord a monetary award of \$6150.00 plus the \$100.00 filing fee. There will be a monetary order against the tenant in the amount of \$6250.00.

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: June 02, 2015

Residential Tenancy Branch

