



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Pacifica Housing Advisory Association  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPC, MNSD, FF

### Introduction

The landlord applies for an order of possession pursuant to a one month Notice to End Tenancy for cause served on the tenant March 30, 2015.

The tenant did not attend the hearing.

### Issue(s) to be Decided

Has the tenant been served? If so, has this tenancy ended, entitling the landlord to an order of possession?

### Background and Evidence

The rental unit is a bachelor suite in an apartment building. The tenancy started in November 2012. The rent is \$35.00 per month, due on the first of each month, in advance. The landlord holds a \$365.00 security deposit.

The landlord's evidence shows that the tenant was personally served with the application and notice of hearing of this matter in person on May 12, 2015. I find the tenant has been duly served.

Mr. B.C. for the landlord indicates that the tenant continues to occupy the premises.

Analysis

By operation of s. 47 of the *Residential Tenancy Act*, the one month Notice has and the effect of ending this tenancy of April 30, 2015. The tenant does not have a legal right to continue to occupy and possess the rental unit.

I grant the landlord an order of possession.

I allow the landlord recovery of the \$50.00 filing fee for this application and authorize it to recover it from the security deposit it holds, in full satisfaction of the fee.

Conclusion

The application is allowed.

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 25, 2015

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Residential Tenancy Branch

