



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy dated April 16, 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 duly served? If so, has the tenancy ended and does the tenant owe money for rent?

Background and Evidence

The rental unit is three bedroom basement suite in the landlord's home. The tenancy started in October 2014. The monthly rent is \$1000.00, due on the 15th of each month, in advance. The landlord does not hold any deposit money.

The landlord testifies that he personally served the tenant with the ten day Notice to End Tenancy on April 16, 2015 and that she has not paid any rent money since.

The landlord testifies that he personally served the tenant with the application for dispute resolution and notice of hearing letter on April 22, 2015, at the premises.

Analysis

On the unchallenged evidence of the landlord I find that the tenant was duly served with the ten day Notice and with the application and notice of hearing.

As the tenant has not paid the amount demanded in the Notice nor applied to challenge it, this tenancy ended on April 27, 2015, by operation of s. 46 of the *Residential Tenancy Act*. I grant the landlord an order of possession.

On the unchallenged evidence of the landlord I grant him a monetary award of \$2000.00 as claimed, for unpaid April and May rents, plus recovery of the \$50.00 filing fee.

Conclusion

The landlord's application 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 03, 2015

Residential Tenancy Branch

