



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MAIN ROOMS
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, FF

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy dated May 2, 2015 and for a monetary order for unpaid rent.

The tenant did not attend the hearing.

Issue(s) to be Decided

Has the tenant been duly served with the application and notice of hearing? If so, does the relevant evidence presented during the hearing show on a balance of probabilities that the landlord is entitled to the relief requested?

Background and Evidence

According to the landlord's representative Mr. B., the rental unit is a single room occupancy room in a converted hotel. The tenancy started in July 2009. The current rent is \$441.00. There is no security deposit.

Mr. B. testifies that he attached the ten day Notice to the tenant's door on May 2, 2015 and that the tenant has not paid any money. He testifies that he served the tenant with the application and notice of hearing by registered mail.

Canada Post records show the registered mail went "unclaimed by recipient."

Analysis

I find that the tenant has been duly served with both the ten day Notice and the application in accordance with ss. 88, 89 and 90 of the *Residential Tenancy Act* (the "Act").

As a result of the ten day Notice, by operation of s. 46 of the *Act*, this tenancy ended on May 15, 2015 and the landlord is entitled to an order of possession.

On the undisputed evidence of Mr. B. I grant the landlord a monetary award of \$2172.00 as claimed, plus recovery of the \$50.00 filing fee. There will be a monetary order against the tenant in the amount of \$2222.00.

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: July 22, 2015

Residential Tenancy Branch

