



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, OPL, MNR, FF

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent and a two month Notice to End Tenancy for landlord use of property. He also seeks a monetary award for unpaid rent.

Neither tenant attended the hearing.

Issue(s) to be Decided

Have the tenants been served with the application and notice of hearing? If so, does the relevant evidence presented at hearing show that the landlord entitled to any of the relief claimed?

Background and Evidence

The rental unit is a four bedroom house. There is no written tenancy agreement. The landlord's agent Mr. N.A says the tenancy started in 2013 and that the monthly rent is \$1000.00, due on the first of each month. He says the landlord does not hold any deposit money.

Mr. N.A. testifies that the tenants were served with both Notices on April 2, 2015 when they were posted to the tenants' door. A proof of service document has been filed corroborating that evidence.

Mr. N.A. says the tenants were served with the is application and notice of hearing by registered mail. Canada Post tracking numbers filed by the landlord show that the registered mail was sent to each tenant at the rental unit on June 9, 2015 and that both items went unclaimed by the tenants. Mr. N.A. says the tenants continue to reside at the rental unit.

He testifies that the landlord is owed rent arrears of \$12875.00 up to and including May 2015, as claimed.

Analysis

The evidence shows that the tenants were duly served in accordance with s. 89 of the *Residential Tenancy Act* (the “Act”).

As a result of the ten day Notice this tenancy ended on April 15, 2015 by operation of s. 46 of the *Act*. I grant the landlord an order of possession.

I award the landlord \$12,875.00 for outstanding rent up to and including May 2015, plus the \$50.00 filing fee. There will be a monetary order against the tenants in the amount of \$12,925.00.

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: July 16, 2015

Residential Tenancy Branch

