



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **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 21, 2015 and for a monetary award for unpaid rent and utilities.

The tenant did not attend the hearing.

### Issue(s) to be Decided

Has the tenant been duly served? 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

The rental unit is a three bedroom portion of a house. The tenancy started in November 2014. There is no written tenancy agreement. The monthly rent is \$1150.00 plus \$300.00 utilities. The landlord holds a \$575.00 security deposit.

The landlord served the tenant with the application and notice of hearing by registered mail sent June 4, 2015. The records of the Canada Post Office show that the tenant received and signed for the mail on June 5, 2015. I find that the tenant has been duly served.

### Analysis

On the undisputed evidence of the landlord I find that the ten day Notice, attached to the tenant's door on May 21, 2015 has resulted in an end of this tenancy on June 3, 2015 and that the landlord is entitled to an order of possession.

On the undisputed evidence of the landlord I find that he is owed \$2300.00 rent for May and June 2015 and \$600.00 for utilities for those two months, all as claimed, plus recovery of the \$50.00 filing fee.

Conclusion

I award the landlord \$2900.00 plus the \$50.00 filing fee. I authorize him to retain the \$575.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$2375.00.

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 21, 2015

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Residential Tenancy Branch

