Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CAPREIT
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 dated June 2, 2015 and for a monetary order 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 that the landlord is entitled to any of the relief requested?

Background and Evidence

The rental unit is a bachelor apartment in an apartment building. The tenancy started in April 2015. The monthly rent is $830.00, due on the first of each month in advance. The landlord holds a $415.00 security deposit.

Ms. C. for the landlord testifies that the tenant was served with the application and notice of hearing by registered mail sent June 5, 2015. Canada Post Office records show that the tenant received and signed for the mail on June 9, 2015. I find the tenant has been duly served.

Analysis

On the undisputed evidence I find that this tenancy ended by operation of s. 46 of the *Residential Tenancy Act* on June 15, 2015 as a result of the Notice. The landlord will have an order of possession.

On the undisputed evidence of Mr. C. I grant the landlord a monetary award of $380.00 for unpaid rent from May 2015 and $75.65 for unpaid utilities, plus recovery of the $50.00 filing fee for this application.

Ms. C. agreed at hearing to offset the security deposit against the award. As a result, the landlord is owed the $80.65 remainder. There will be a monetary order against the tenant for that amount.

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 21, 2015

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Residential Tenancy Branch