



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ATIRA PROPERTY MANAGEMENT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent dated October 5, 2015 and for a monetary award for unpaid rent of \$640.00.

The tenant did not attend the hearing within ten minutes after its scheduled start time.

Mr. C. for the landlord testifies that he witnessed Ms. L.T., an employee of the landlord, personally served the tenant with the application and notice of hearing on October 23, 2015. On this evidence I find that the tenant was duly served. The hearing proceeded in her absence.

The landlord shows that the ten day Notice to End Tenancy was posted to the tenant's door on October 5, 2015. Ms. C. testifies that the tenant has not paid any rent money since then and that \$640.00 was owed as of the October 22, 2015 date of this application.

On the undisputed evidence of the landlord I find that this tenancy ended as a result of the Notice, by operation of s. 46 of the *Residential Tenancy Act*, on October 18, 2015 and that the landlord is entitled to an order of possession.

I grant the landlord a monetary award of \$640.00, as claimed, for unpaid rent up to October 22, 2015.

There is no claim for recovery of a filing fee.

With Ms. C.'s agreement, I authorize the landlord to retain the \$187.50 security deposit it holds, in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$452.50.

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: December 18, 2015

Residential Tenancy Branch

