



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 for unpaid rent and for a monetary award for unpaid rent.

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

The landlord testified that he personally served the tenant with the application and notice of hearing on December 8, 2015. He provides the signed statement of another of his tenants who witnessed the service process. On this evidence I find that the tenant has been duly served.

The landlord testifies that he personally served the tenant with the ten day Notice on November 20, 2015 and that the tenant has not applied to cancel the Notice or paid any rent.

On this undisputed evidence I find that by operation of s. 46 of the *Residential Tenancy Act* (the “RTA”) this tenancy ended on December 1, 2015 and that the landlord is entitled to an order of possession.

The landlord claims \$1100.00 in unpaid rent. On his undisputed evidence I award the landlord \$550.00 for unpaid November 2015 rent and \$550.00 for unpaid December 2015 rent plus recovery of the \$50.00 filing fee. He is free to re-apply for loss of rental income incurred after December.

The landlord holds no deposit money to offset against the award and so I grant him a monetary order against the tenant in the amount of \$1150.00.

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: January 28, 2016

Residential Tenancy Branch

