



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

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 July 2, 2016 and for a monetary award for unpaid rent.

The matter first came on for hearing August 18, 2016 and was adjourned to August 19 at the tenant's agent's request as the tenant was in Provincial Court at the time of the hearing.

The matter again came on for hearing on August 19. The tenant represented that she would pay the outstanding July rent of \$1200.00 as well as the August rent of \$1200.00 before the end of the day. In consideration, the landlord agreed to withdraw the ten day Notice if payment was made.

The matter was adjourned to August 22 to confirm the payment and settlement. It was agreed that if payment was not made, the landlord would have an order of possession and a monetary award for the rent for both months.

The tenant did not attend the hearing on August 22 within ten minutes after its scheduled start time. The landlord attended and informed the hearing that the tenant had not paid any money.

As a result, the landlord will have an order of possession.

The landlord will have a monetary award for July and August rents in the amount of \$2400.00, plus recovery of the \$100.00 filing fee paid to commence these proceedings.

The landlord declines the offer to have the \$600.00 security deposit that he holds offset against the award at this time. There will be a monetary order against the tenant in the amount of \$2500.00.

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: August 22, 2016

Residential Tenancy Branch