



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding GOTHAM INVESTMENT GROUP INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes
OPR, MNR, FF

CNR, DRI, ERP, LRE, MNDC, MNSD, MT, O, OLC, PSF, RP,

Introduction

In the first application the tenants seek to cancel an unspecified ten day Notice to End Tenancy received November 1, 2016. They also seek a variety of unparticularized relief including: disputing a rent increase, a repair order and an emergency repair order, an order restricting landlord entry, a monetary award, return of deposit money, more time to apply, an order that the landlord comply with the tenancy agreement or the law and an order that the landlord provide a service or facility.

The landlord applies for an order of possession pursuant to the ten day Notice and a monetary award for outstanding rent.

Neither tenant attended for the hearing within twenty minutes after its scheduled start time. They did not file any evidence.

As a result the tenants' application is dismissed.

The landlord's ten day Notice to End Tenancy is upheld. As a result, this tenancy ended by operation of s. 46 of the *Residential Tenancy Act* on November 11, 2016 and the landlord is entitled to an order of possession.

On the undisputed evidence of Mr. R.S. for the landlord I find that as of November 1, 2016 the tenants were in arrears of rent in the amount \$2045.18 including November rent and that they have paid \$590.00 since the Notice was issued. The landlord is owed \$1455.18.

I grant the landlord a monetary award of \$1455.18 plus recovery of the \$100.00 filing fee. I authorize the landlord to retain the \$625.00 security deposit in reduction of the

amount awarded. There will be a monetary order against the tenants for the remainder of \$930.18.

The landlord is free to pursue the tenants for occupation rent for the period after November 2016.

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 18, 2017

Residential Tenancy Branch