



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding PINE APARTMENTS LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MT, CNR, OPR, MNR

Introduction

In the first application the tenant seeks to cancel a ten day Notice to End Tenancy for unpaid rent dated June 2, 2017 and for an extension of time to make her application.

In the second application the landlord seeks an order of possession pursuant to the Notice and for a monetary award for unpaid June rent of \$715.00.

The tenant did not attend the hearing within fifteen minutes after its scheduled start time. As a result, her application is dismissed. As the landlord attended and was ready to proceed, the tenant's application is dismissed without leave to re-apply.

Ms. C. for the landlord testifies that the landlord's application and notice of hearing were personally served by her on the tenant on June 14, 2017 in the presence of Mr. D.G.. I find that the tenant has been duly served with the landlord's application.

The tenant has not paid the amount demanded in the Notice and her application challenging the Notice has not succeeded. As a result, the tenancy ended on June 13, 2017 and the landlord will have an order of possession.

The tenant did not pay the June rent and so I award the landlord \$715.00 plus recovery of the \$100.00 filing fee for its application. I authorize the landlord to retain the \$357.50 security deposit and the \$357.50 pet damage deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$100.00.

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 04, 2017

Residential Tenancy Branch