



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MND, FF

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent dated April 15, 2018. He also seeks a monetary award for unpaid rent and for repairs to an electrical panel. At hearing the landlord withdrew his application regarding the electrical panel.

The respondent tenant did not attend the hearing within twenty minutes after its scheduled start time at 9:00 o'clock a.m. on June 20, 2018. The teleconference hearing connection remained open during that time in order to enable the parties to call into the teleconference hearing. The call-in numbers and participant codes provided in the Notice of Hearing were confirmed as correct. The teleconference system audio console confirmed that the landlord and this arbitrator were the only ones who had called into this teleconference during that period. The applicant landlord attended the hearing and was given a full opportunity to be heard, to present sworn testimony, to make submissions and to call witnesses.

The landlord testifies that the application and notice of hearing were served on the tenant personally by him on May 6, 2018. On this evidence I find that the tenant has been duly served.

The tenant has not paid the \$4200.00 demanded in the Notice within five days after being served with it or at all. As a result, by operation of s. 46 of the *Residential Tenancy Act* (the "Act"), this tenancy ended on April 26, 2018 and the landlord will have an order of possession.

On the landlord's undisputed evidence I find that the tenant owes \$4200.00 in arrears of rent up to and including the month of March 2018.

I award the landlord \$4200.00 plus recovery of the \$100.00 filing fee. I authorize the landlord to retain the \$600.00 security deposit in reduction of the amount awarded. He will have a monetary order against the tenant for the remainder of \$3700.00.

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: June 20, 2018

Residential Tenancy Branch