



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 0697418 BC LTD. doing business as HOTEL BOURBON
and [tenant name suppressed to protect privacy]

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 for August 2018.

The respondent tenant did not attend the hearing within ten minutes after its scheduled start time at 9:30 a.m. on October 16, 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's representative and this arbitrator were the only ones who had called into this teleconference during that period.

Mr. P. for the landlord testifies that the Notice of Reconvene Hearing was served on the tenant personally by him on September 11, 2018. On this evidence I find that the tenant has been duly served with notice of this hearing.

Mr. P. testifies that the landlord H.B. named in the tenancy agreement, is a business name of the applicant company. I amend the style of cause accordingly.

Mr. P. swears that the ten day Notice was posted to the tenant's door on August 2, 2018. I find that the tenant was deemed to have received the ten day Notice on August 4, as per s.90 of the *Residential Tenancy Act*. Pursuant to that Notice this tenancy ended August 15, 2018 and the landlord is entitled to an order of possession.

I accept Mr. P.'s testimony that the tenant failed to pay the August rent of \$525.00 and I grant the landlord a monetary award in that amount, plus recovery of the \$100.00 filing

fee. I authorize the landlord to retain the \$262.50 security deposit it holds, in reduction of the award. The landlord will have a monetary order for the remainder of \$362.50.

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: October 16, 2018

Residential Tenancy Branch