



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF

Introduction

The landlord had successfully applied by direct request process for an order of possession pursuant to a ten day Notice to end Tenancy for unpaid rent and for a monetary award. The tenant applied for review of that decision and was successful. The matter was rescheduled to this day.

The respondent tenant did not attend the hearing within ten minutes after its scheduled start time at 11:00 a.m. on December 4, 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, her agent and this arbitrator were the only ones who had called into this teleconference during that period.

The tenant is clearly aware of the hearing as the Residential Tenancy Branch provided her with the appropriate Notice of Dispute Resolution Hearing with her successful Review Decision with direction that she serve a copy on the landlord..

On the und undisputed evidence of the landlord I find that the tenant failed to pay the \$750.00 monthly rent for the months of June, July and August 2018 and I award her the claimed amount of \$2250.00. The landlord's request to add a claim for unpaid September and October rent is refused in the absence of the tenant. The landlord is free to re-apply in that regard.

The landlord does not require an order of possession. The tenant vacated the premises in October.

I award the landlord the \$100.00 filing fee and authorize her to retain the \$375.00 security deposit she holds.

The landlord will have a monetary order against the tenant for the remainder of \$1975.00.

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: December 04, 2018

Residential Tenancy Branch