



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ATIRA PROPERTY MANAGEMENT
INC. 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 dated March 14, 2019 and for a monetary award for unpaid rent from February and March 2019.

The respondent tenant did not attend the hearing within ten minutes after its scheduled start time at 9:30 a.m. on June 17, 2019. 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 representatives and this arbitrator were the only ones who had called into this teleconference during that period.

Ms. F. for the landlord showed that this application had originally been an unsuccessful "direct request" application that was referred for this hearing. She shows that the tenant was served with the Notice of Dispute Resolution Proceeding by registered mail (tracking number shown on cover page of this decision). Canada Post records show that the mail was received and signed for by the tenant on May 27, 2019. I find that the tenant has been duly served.

Ms. F. for the landlord testifies that the ten day Notice to End Tenancy was attached by her to the tenant's door on March 14, 2019 and that the tenant has not paid the amount demanded in the Notice nor applied to challenge it. I accept that evidence and find that as a result, this tenancy ended by operation of s. 46 of the *Residential Tenancy Act* on March 26, 2019 and that the landlord is entitled to an order of possession.

Ms. F. for the landlord testifies that the tenant has not paid any rent since the ten day Notice was served and that the tenant did not pay February or March 2019 rent. On this evidence I award the landlord \$1815.00 as claimed.

The landlord is entitled to an order of possession and a monetary award of \$1815.00 plus recovery of the \$100.00 filing fee. I authorize the landlord to retain the \$447.50 security deposit in reduction of the award. The landlord will have a monetary order against the tenant for the remainder of \$1467.50.

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: June 17, 2019

Residential Tenancy Branch