



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 applies for an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent and for a monetary award for rent for the months of May to August 2019.

The respondent tenant did not attend the hearing within fifteen minutes after its scheduled start time at 11:00 a.m. on September 12, 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 with her daughter and this arbitrator were the only ones who had called into this teleconference during that period.

Ms. A.C. testifies that the Notice of Dispute Resolution Proceeding containing the details of this application, the hearing and how to join the hearing was personally served on the tenant by her and her mother on July 16, 2019. On this evidence I find that the tenant has been duly served with notice of this application.

M.s A.C. testifies that the ten day Notice was served on the tenant personally by her and her mother on June 7, 2019 and that the tenant has not paid any rent money since.

By operation of s. 46 of the *Residential Tenancy Act* this tenancy ended on June 18, 2019 as a result of the ten day Notice. The landlord will have an order of possession accordingly.

I find that the tenant owes \$1465.00 unpaid rent for May 2019 and \$1700.00 unpaid rent or occupation rent for each of June, July and August 2019.

I award the landlord \$6565.00 plus recovery of the \$100.00 filing fee for this application. I authorize the landlord to retain the \$900.00 security deposit in reduction of the amount awarded. The landlord will have a monetary order against the tenant for the remainder of \$5765.00.

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: September 12, 2019

Residential Tenancy Branch