



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding GRAND UNION HOTEL and  
[tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPC, MNR, FF

### Introduction

The landlord applies for an order of possession pursuant to a one month Notice to End Tenancy for cause dated September 30, 2019 and for a monetary award for unpaid rent.

The respondent tenant did not attend for the hearing within twenty minutes after its scheduled start time at 1:30 p.m. on January 27, 2020. 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 two representatives and this arbitrator were the only ones who had called into this teleconference during that period.

Mr. L.M. for the landlord testifies that he had personally served the tenant, a person known to him, with this application and notice of hearing by hand at the rental unit on the morning of December 19, 2019. On this evidence I find that the tenant has been duly served.

Ms. J.H. for the landlord testifies that she served the tenant with the one month Notice by attaching it to the door to the rental unit on September 30, 2019 and that the tenant has not applied to challenge the Notice.

On this evidence I find that the tenant was deemed to have been served with the one month Notice effective October 3, 2019 and that by operation of s. 47 of the *Residential Tenancy Act* this tenancy ended on November 31, 2019. The landlord will have an order of possession.

On the evidence of Ms. J.H. I find that the tenant's rent was \$400.00 per month and that she is in arrears of rent for the six months July to December 2019, inclusive. I award the landlord \$2400.00 for unpaid rent plus recovery of the \$100.00 filing fee for this application. The landlord will have a monetary order against the tenant in the amount of \$2500.00.

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: January 27, 2020

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Residential Tenancy Branch