



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BRADY BUILDING LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, FF

Introduction

The landlords apply for an order of possession pursuant to a ten day Notice to End Tenancy for unpaid December 2019 rent. They also seek a monetary award for that rent in the amount of \$3495.00.

The tenancy agreement show the tenants to be the respondent Ms. A.M. and the respondent corporation, The respondent Mr. B.B. is not a tenant. Rather is the individual contact person for the corporation.

The respondent tenant Ms. A.M. did not attend the hearing within ten minutes after its scheduled start time at 9:30 a.m. on January 30, 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 Mr. B.B., the two landlords and this arbitrator were the only ones who had called into this teleconference during that period.

Mr. B.B. confirmed the tenant was aware of this hearing and he had expected her to call in.

The tenancy started in October 2019. Ms. A.M. is an employee of the respondent corporation. Mr. B.B. has never resided there.

Ms. A.M. vacated the rental unit in December. The landlords no longer seek an order of possession.

Mr. B.B. has paid the landlords \$1747.50 and has authorized them to keep the deposit of \$1747.50 in full satisfaction of the \$3495.00 claim. I am satisfied that Mr. B.B. has authority to speak for the tenant corporation in that regard.

In result, the landlords' claims were justified and were satisfied prior to hearing. I award the landlords recover of the \$100.00 filing fee. There will be a monetary order against the tenants in the amount of \$100.00.

The landlords raised a claim of damage to the rental unit. This claim is not contained in this application and so will not be dealt with. The landlords are free to make another application in that regard.

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 30, 2020

Residential Tenancy Branch