



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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 rent dated October 21, 2019 and for unpaid rent of \$1600.00. from October and November 2019.

The respondent tenant failed to attend for the hearing within 15 minutes after its scheduled start time at 11:00 a.m. on January 23, 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 landlords, their advocate and this arbitrator were the only ones who had called into this teleconference during that period.

The tenant was aware of the hearing. The landlords had obtained their claimed relief earlier, by a Direct Request application. The tenant had successfully applied for review of that matter and was given a notice of hearing for this date and time by the Residential Tenancy Branch and had served it on the landlords.

The landlord Ms. S.K., the tenant's mother, informed the hearing that the tenant had told her he would not be attending this hearing.

Mr. A.S. informed the hearing that the landlords had obtained an order of possession against the tenant in another hearing and so withdrew their request for one in this application.

On the landlords' undisputed evidence I find that the tenant did pay the October 2019 rent but owes the landlords \$800.00 for the November 2019 rent.

Mr. A.S. also requested unpaid rent for December 2019 and January 2020, noting that he had filed a written claim for it in this proceeding. He admits the landlords' request for the December and January rent was not been served on the tenant and so the tenant is unaware. On this basis I declined to permit the landlords to amend their claim to include the December and January rent. They are free to make another application for it.

In result, the landlords will have a monetary award of \$800.00 plus recovery of the \$100.00 filing fee. There will be a monetary order against the tenant in the amount of \$900.00.

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 23, 2020

Residential Tenancy Branch