



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ACE AGENCIES LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR-PP, MNRL-S, FFL

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy and for a monetary award of \$12,660.00 for unpaid rent.

The respondent tenant did not attend for the hearing within 10 minutes after its scheduled start time at 11:00 a.m. on February 8, 2021. 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 agent JB and this arbitrator were the only ones who had called into this teleconference during that period.

JB for the landlord showed that the Notice of Dispute Resolution Proceeding was served on the tenant by registered mail to the tenant at the rental unit while the tenant resided there (registered mail tracking number shown on cover page of this decision). Canada Post records show the mail was delivered December 7, 2020. On this evidence I find that the tenant has been duly served.

The tenant vacated the rental unit in mid-December 2020 according to JB and so an order of possession is no longer sought.

On the undisputed testimony of JB I find that the tenant owed \$12,660.00 in unpaid rent up to and including November 2020 rent. I grant the landlord a monetary award in that amount, plus recovery of the \$100.00 filing fee for this application. I authorize the landlord to retain the \$1250.00 security deposit in reduction of the amount awarded.

The landlord will have a monetary order against the tenant for the remainder of \$11,510.00

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: February 08, 2021

Residential Tenancy Branch