



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 dated March 1, 2013 and for a monetary award for unpaid rent. Reference was made in the application to a desire to evict the tenant for “landlord use of property” but it was not raised at hearing and there is no evidence that the two month Notice for such an eviction had been given, as required by the *Residential Tenancy Act*.

The tenant did not attend the hearing though duly served under Part 1 of Division 6 of the *Act* by registered mail sent April 16, 2013 and which went unclaimed.

On the undisputed evidence of the landlord this tenancy ended on March 11, 2013, as a result of the ten day Notice, and the landlord is entitled to an order of possession. I grant the landlord a monetary award of \$3060.00 as claimed, plus the \$50.00 filing fee. There will be a monetary order against the tenant in the amount of \$3110.00.

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: May 10, 2013

Residential Tenancy Branch