



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, OPL, MNR, MNSD, FF

Introduction

The landlord applies for an order of possession pursuant to a two month Notice to End Tenancy for “landlord use of property” served March 31, 2013 and pursuant to a ten day Notice to End Tenancy for unpaid utilities served May 22, 2013 and for a monetary award for unpaid utilities and for overholding.

The tenant did not attend the hearing though, on the sworn testimony of the landlord he was served by hand by the landlord with the application, as amended, and the hearing notice on June 4, 2013. The tenant has not applied to dispute either Notice to End Tenancy. As a result, by operation of s. 49 of the *Residential Tenancy Act*, this tenancy ended under the two month Notice on May 31, 2013 and the landlord is entitled to an order of possession.

On the undisputed evidence of the landlord I grant him a monetary award of \$1550.24, as claimed, plus the \$50.00 filing fee. I authorize the landlord to retain the \$600.00 security deposit and \$50.00 pet damage deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$950.24.

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: June 19, 2013

Residential Tenancy Branch