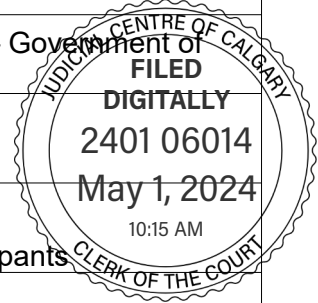


Residential Tenancy Dispute Resolution Service (RTDRS)

COURT ACTION NUMBER	
RTDRS CASE NUMBER	R24/004772
TRIBUNAL	Residential Tenancy Dispute Resolution Service – Government of Alberta
APPLICANT(S) Landlord	Kai Chen
RESPONDENT(S) Tenant	Denise Sailer and Shaun Sailer and all other occupants
DOCUMENT	Unconditional Order
NAME, PHYSICAL ADDRESS FOR SERVICE, EMAIL ADDRESS AND TELEPHONE NUMBER FOR PARTY FILING THE ORDER	Jin Chen 118 Calhoun Cres NE, CALGARY ALBERTA T3P 1X9 jin.chen1314@gmail.com (416) 389-6978
LEGISLATION	Residential Tenancies Act Statutes of Alberta, 2004, Chapter R-17.1 and Amendments and Regulations thereto



DATE OF HEARING: 30 April 2024

DATE OF ORDER: 30 April 2024

NAME OF TENANCY DISPUTE OFFICER WHO MADE THIS ORDER: T. MACFARLANE

LOCATION OF HEARING: By Telephone Conference

ADDRESS OF THE RENTAL PREMISES: 128 Harvest Hills Dr NE, CALGARY AB

UPON THE APPLICATION of the Landlord

AND UPON FINDING that service was properly effected in accordance with the *Residential Tenancies Act* and/or the *Residential Tenancy Dispute Resolution Service Regulation* by way of personal service.

AND UPON having read the application of the Landlord.

AND UPON having heard what was said by Kai & Jin Chen, landlords; Denise Sailer, tenant.

THE TENANCY DISPUTE OFFICER FINDS THAT:

The tenant has substantially breached the *Residential Tenancies Act* and/or the Tenancy Agreement under section: 21(a) Failing to pay rent when due.

IT IS ORDERED THAT:

The tenancy between the Landlord(s) and Tenant(s) in respect of the rental premises is terminated effective Tuesday 30 April 2024.

The Tenant(s) shall deliver up vacant possession of the rental premises no later than Tuesday 30 April 2024, at 08.00 PM.

The Landlord(s) shall have Judgment against the Tenant(s) for:

unpaid rent, up to and including Tuesday 30 April 2024 in the amount of \$3,050.00.

other: filing fees in the amount of \$75.00

for the total amount of \$3,125.00.

The Landlord(s) shall be entitled to \$100.27 per day from Wednesday 1 May 2024 until the date the Landlord(s) obtains possession of the rental premises, as unpaid rent and/or compensation for use and occupation of the rental premises. This amount is in addition to the amount above.

Reasons to support this decision and order were provided orally during the hearing.

This order is binding on the parties when issued and, on being filed at the Court of King's Bench, is enforceable in the same manner as an order of the Court. After the filed order has been served on the Tenant(s), an Affidavit of Service must be filed at the Court before a civil enforcement agency has authority to evict any occupant of the rental premises in accordance with the terms of the order.



T. MACFARLANE
Tenancy Dispute Officer

30 April 2024