



Order

ig

COURT FILE NUMBER	2301 07214
RTDRS CASE NUMBER	R23/005330
TRIBUNAL	Residential Tenancy Dispute Resolution Service – Government of Alberta
APPLICANT(S) Landlord	Al-Amin Abdullah
RESPONDENT(S) Tenant	Bridget Aamot and Dwayne Sullivan
DOCUMENT	Unconditional Order
NAME, PHYSICAL ADDRESS FOR SERVICE, EMAIL ADDRESS AND TELEPHONE NUMBER FOR PARTY FILING THE ORDER	Al-Amin Abdullah 7 Livingstone Estates, CALGARY ALBERTA T3Z1E1 delta.engineering@hotmail.com 8673331075
LEGISLATION	Residential Tenancies Act Statutes of Alberta, 2004, Chapter R-17.1 and Amendments and Regulations thereto

DATE OF HEARING: 1 June 2023

DATE OF ORDER: 1 June 2023

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

LOCATION OF HEARING: By Telephone Conference

ADDRESS OF THE RENTAL PREMISES: Main Floor, 226 Taracove Landing NE, CALGARY Alberta

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 attendance at the hearing.

AND UPON having read the application of the Landlord.

AND UPON having heard what was said by Al-Amin ABDULLAH (Landlord); Bridget AAMOT and Dwayne SULLIVAN (Tenants).

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 Thursday 1 June 2023.

The Tenant(s) shall deliver up vacant possession of the rental premises no later than Thursday 15 June 2023, at 12.00 noon.

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

unpaid rent, up to and including Wednesday 31 May 2023 in the amount of \$6,285.00.

unpaid utilities in the amount of \$3,007.07.

for the total amount of \$9,292.07.

The Landlord(s) shall be entitled to \$95.18 per day from Thursday 1 June 2023 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.

The Landlord(s) shall have costs in the amount of \$75.00,

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. FUNK
Tenancy Dispute Officer

1 June 2023