

Residential Tenancy Dispute Resolution Service (RTDRS)

COURT FILE NUMBER	
RTDRS CASE NUMBER	R23/010716
TRIBUNAL	Residential Tenancy Dispute Resolution Service – Government of Alberta
APPLICANT(S) Landlord	Jordan Minde and Jeremy Vienneau
RESPONDENT(S) Tenant	Shamez Hassam and Noor Aman
DOCUMENT	Unconditional Order
NAME, PHYSICAL ADDRESS FOR SERVICE, EMAIL ADDRESS AND TELEPHONE NUMBER FOR PARTY FILING THE ORDER	Jordan Minde and Jeremy Vienneau 391 Bayview Way Sw, AIRDRIE ALBERTA T4B4G1 jordanminde@hotmail.com 780 212 8508
LEGISLATION	Residential Tenancies Act Statutes of Alberta, 2004, Chapter R-17.1 and Amendments and Regulations thereto

DATE OF HEARING: 11 October 2023

DATE OF ORDER: 11 October 2023

NAME OF TENANCY DISPUTE OFFICER WHO MADE THIS ORDER: J. YOUNG

LOCATION OF HEARING: By Telephone Conference

ADDRESS OF THE RENTAL PREMISES: 8-4900 62 St, BEAUMONT AB

UPON THE APPLICATION of the Landlord

AND UPON FINDING that service was properly effected in accordance with the *Residential Tenancies Act* by way of posting on a conspicuous place on the premises.

AND UPON having read the application of the Landlord.

AND UPON having heard what was said by both Landlords and both Tenants (with Noor Aman declining to take part in the hearing).

THE TENANCY DISPUTE OFFICER FINDS THAT:

The Tenants have substantially breached the *Residential Tenancies Act* under s. 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 11 October 2023.

The Tenant(s) shall deliver up vacant possession of the rental premises no later than 18 October 2023, at noon.

The Landlord(s) shall have Judgment against the Tenant(s) for unpaid rent, up to and including Saturday 30 September 2023 in the amount of \$2,000.00.

The Landlord(s) shall be entitled to \$65.75 per day from 1 October 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, inclusive of disbursements.

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.



J. YOUNG
Tenancy Dispute Officer
11 October 2023