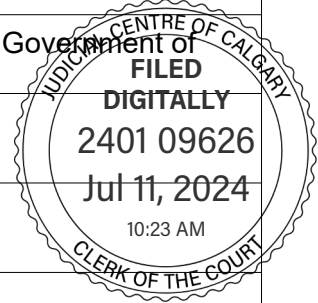


**Residential Tenancy Dispute Resolution Service (RTDRS)**

|   |  |
|---|--|
| COURT ACTION NUMBER   |  |
| RTDRS CASE NUMBER   | <b>R24/007450</b>  |
| TRIBUNAL  | Residential Tenancy Dispute Resolution Service - Government of Alberta   |
| APPLICANT(S)<br>Landlord  | Pushpender Sharma  |
| RESPONDENT(S)<br>Tenant   | Erin Ifill   |
| DOCUMENT  | <b>Unconditional Order</b>   |
| NAME, PHYSICAL ADDRESS FOR SERVICE, EMAIL ADDRESS AND TELEPHONE NUMBER FOR PARTY FILING THE ORDER | Dreamhouse Realty Ltd.<br>Unit 2, 2000 Pegasus Rd NE, CALGARY ALBERTA T2E 8K7<br>punjabisite@gmail.com<br>(403) 966 6072 |
| LEGISLATION   | Residential Tenancies Act<br>Statutes of Alberta, 2004, Chapter R-17.1 and Amendments and Regulations thereto            |



**DATE OF HEARING:** 10 July 2024

**DATE OF ORDER:** 10 July 2024

**NAME OF TENANCY DISPUTE OFFICER WHO MADE THIS ORDER:** B. CAMERON

**LOCATION OF HEARING:** By Telephone Conference

**ADDRESS OF THE RENTAL PREMISES:** 606 - 10060 46 Street 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 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 Pushpender SHARMA (Landlord) and Erin IFILL (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.

Rental fees were not paid in full for the month of June 2024 and had not yet been received with respect to the month of July 2024.

21(b) Interfering with the rights of the landlord or other tenants in the premises or common areas.

The Tenant was keeping animals at the rental premises, contrary to section 18 of the Residential Tenancy Agreement Rules and Regulations, and thereby interfering with the rights of the Landlord.

**IT IS ORDERED THAT:**

The tenancy between the Landlord(s) and Tenant(s) in respect of the rental premises is terminated effective Wednesday 10 July 2024.

The Tenant(s) shall deliver up vacant possession of the rental premises no later than **Wednesday 17 July 2024, at 12.00 PM.**

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

unpaid rent, up to and including Sunday 30 June 2024 in the amount of \$800.00,

costs in the amount of \$75.00, inclusive of disbursements,

for the total Judgment Amount of **\$875.00.**

The Landlord(s) shall be entitled to \$52.60 per day from Monday 1 July 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.



**B. CAMERON**  
Tenancy Dispute Officer

**10 July 2024**