



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      MNDC, MNR, OPR, OPB, MNSD, FF

### Introduction

Having heard all the testimony of the applicant(s), under affirmation, and in the absence of any submissions from the respondent(s), although having been notified of the right to make such submissions ( the Notice of Hearing and the Arbitration papers were served on the respondent(s) by registered mail that was mailed on December 21, 2009 and therefore is deemed served 5 days later even if the respondent refuses to accept it.) I have determined:

### Decision and reasons

The tenant(s) have failed to comply with a Notice to End Tenancy and rent in the amount of \$1000.00 is still outstanding to the end of January 2010.

Therefore, pursuant to Section 55, I have issued an order of possession for two days after service on the respondent.

The landlord(s) is given a formal Order of Possession.

I also Order, pursuant to Section 38, that the landlord(s) may retain the full security deposit plus interest (\$250.00) towards the outstanding rent.



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I further Order pursuant to Section 67 that the respondent(s) pay to the applicant(s) the sum of:

Remaining Outstanding rent	\$750.00
Total	\$800.00

The applicants also request an order for \$500.00 lost rental revenue for February 2010 however at this point we do not know whether the rental unit will be re-rented for that month and therefore the claim for lost rental revenue for February 2010 is dismissed with leave to reapply.

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: January 26, 2010.

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Dispute Resolution Officer