



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy served April 2, 2013 and for a monetary award for unpaid rent, loss of rental income and for the tenant's share of utility bills.

The tenant did not attend the hearing though personally served with the application on April 19, 2013.

The tenant has not disputed the ten day Notice or pay the amount demanded in it, within the permitted five day period or otherwise. As a result the tenant is conclusively deemed to have accepted the end of his tenancy. It ended on April 13, 2013 and the landlord is entitled to an order of possession.

I grant the landlord a monetary award for unpaid March and April rent of \$900.00, loss of May rental income of \$450.00, February and March Hydro costs of \$123.54 and the \$50.00 filing fee for a total of \$1523.54. I disallow the claim for the February rent balance because the landlord stated he had forgiven it. I disallow the April and May Hydro claims because the bills have not yet been received and presented to the tenant for payment of his share. The landlord is free to apply for the tenant's share of April and May Hydro in future. I authorize the landlord to retain the \$225.00 security deposit in reduction of the amount owing. There will be a monetary order against the tenant for the remainder of \$1218.54.

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: May 10, 2013

Residential Tenancy Branch