



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MAINSTREET EQUITY CORP.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNDC, MNSD, FF

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent posted to the tenant's door on April 4, 2013 and for a monetary award for unpaid rent, loss of rent and parking fees.

The tenant did not attend the hearing though personally served by Ms. McB. on May 27, 2013 with the application and notice of hearing.

The tenant has not disputed the Notice or paid the amount demanded in it. As a result, by operation of s. 46 of the *Residential Tenancy Act*, this tenancy ended on April 17, 2013 and the landlord is entitled to an order of possession.

On the undisputed evidence of Ms. McB. I grant the landlord a monetary award for unpaid April rent of \$604.64, loss of May and June rental income I assess at \$1209.28 and two month's parking charges of \$20.00, plus the \$50.00 filing fee. I authorize the landlord to retain the \$292.50 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$1591.42.

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: June 18, 2013

Residential Tenancy Branch