



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding HOLLYBURN ESTATES LTD.
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 posted on door to the tenants' premises on July 8, 2013 and for a monetary award for unpaid rent, parking charges and late fees.

Neither tenant attended the hearing though each was duly served by registered mail collected and signed for by the tenant Mr. H. on July 26, 2013.

As a result of the ten day Notice, by operation of s. 46 of the *Residential Tenancy Act*, this tenancy ended on July 21, 2013 and the landlord is entitled to an immediate order of possession.

The landlord's agent Ms. P. acknowledges receipt of \$695.00 from the tenants on August 2 and \$835.00 on August 16th. The latter payment was applied toward August rent/loss of rental income and parking charges. I grant the landlord a monetary award of \$815.00 for the remainder of August rent/loss of rental income and the claimed \$25.00 late fee, plus the \$50.00 filing fee for this application. I authorize the landlord to retain the \$812.50 security deposit in reduction of the amount awarded. There will be a monetary order against the tenants jointly and severally for the remainder of \$52.50.

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: August 28, 2013

Residential Tenancy Branch

