



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 attached to the tenant's door on July 8, 2013 and for a monetary award for unpaid rent/loss of rental income, late fees, gate card fees and parking fees.

The tenant did not attend the hearing though duly served by registered mail, receipt of which she signed for on August 5, 2013, according to the record of Canada Post. The tenant did not pay the amount demanded in the Notice or apply to cancel it. As a result, by operation of s. 46 of the *Residential Tenancy Act*, this tenancy ended on July 21, 2013 and the landlord is entitled to an order of possession.

On the undisputed evidence of Ms. P. for the landlord, I grant it a monetary award of \$1200.00 for loss of August rental income, \$45.00 for the August parking fee, \$25.00 for the remaining July late payment fee, \$20.00 remaining on the August late payment fee and \$20.00 owing for a gate card, plus the \$50.00 filing fee for this application. I authorize the landlord to retain the \$600.00 security deposit in reduction of the amount owing. There will be a monetary order against the tenant for the remainder of \$760.00.

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 29, 2013

Residential Tenancy Branch

