



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, 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 June 10, 2013 and for a monetary award for unpaid rent and loss of July rental income.

The tenant did not attend the hearing though duly served by registered mail to him at his residential address, the dispute address, sent July 5, 2013 and which the Canada Post Office records as having gone "unclaimed by recipient."

I find that pursuant to s. 46 of the *Residential Tenancy Act* the ten day Notice has resulted in an end to this tenancy on June 17, 2013 and that the landlord is accordingly entitled to an order of possession.

On the landlord's undisputed evidence I grant him a monetary award of \$3300.00, as claimed, for unpaid April and June rent and for loss of July rental income, plus the \$50.00 filing fee. I authorize the landlord to retain the \$550.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$2800.00.

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 01, 2013

Residential Tenancy Branch

