



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy served July 23, 2013 and for a monetary order for unpaid rent for the past five months.

The facts are not in dispute. The tenant received the Notice and has not applied to cancel it or paid the amount demanded in it. As a result, by operation of s. 46 of the *Residential Tenancy Act*, this tenancy ended August 3, 2013 and the landlord is entitled to an immediate order of possession.

The tenant owes rent for the months May to August and continues to reside in the rental unit, causing the landlord a loss of rental income for at least the month of September. I award the landlord \$10,400.00 for four months of unpaid rent and \$2600.00 for loss of September rental income; a total award of \$13,000.00, plus the \$100.00 filing fee. I authorize the landlord to retain the \$1300.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the balance of \$11,800.00.

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: September 06, 2013

Residential Tenancy Branch

