



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL, MNDC, MNSD, FF

Introduction

The landlord applies for an order of possession pursuant to a two month Notice to End Tenancy for landlord use of property served June 18, 2013 and for a monetary award for loss of rental income.

The tenant did not attend the hearing. He was served with the application by registered mail addressed to his residence, the rental unit, but the mail went uncollected. I find the tenant was duly served.

The tenant has not applied to cancel the two month Notice and has not vacated the premises. As a result, by operation of s. 49 of the *Residential Tenancy Act*, this tenancy ended on August 31, 2013 and the landlord is entitled to an order of possession.

I award the landlord \$1400.00 for loss of September rental income plus the \$50.00 filing fee. I authorize the landlord to retain the \$700.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$750.00.

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: October 10, 2013

Residential Tenancy Branch

