



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding PEMBERTON HOLMES LTD.  
and [tenant name suppressed to protect pr

## **DECISION**

Dispute Codes      MNR, MNSD, MNDC, FF

### Introduction

The landlord, represented by Mr. D.A. seeks a monetary award for loss of rental income, late fees and liquidated damages, resulting from the tenant's alleged abandonment of the premises during a fixed term tenancy.

The tenant did not attend the hearing though duly served by registered mail receipt of which was acknowledged and signed for by the tenant.

On the undisputed evidence of the landlord I find the tenant abandoned the premises and repudiated the tenancy agreement in July 2013 and that the landlord lost rental income of \$2100.00 as a result, including non-payment of July 2013 rent. I award the landlord that \$2100.00 loss, plus \$75.00 late fees as claimed, plus \$500.00 liquidated administrative costs as per the tenancy agreement addendum, plus recovery of the \$50.00 filing fee.

I authorize the landlord to retain the \$350.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$2375.00.

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: February 04, 2014

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Residential Tenancy Branch

