



# 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 landlords by their agent Mr. C. seek an order of possession pursuant to a ten day Notice to End Tenancy served February 2014 and a monetary award for unpaid rent and loss of rental income.

The facts are not in dispute. The tenant has run into difficulty with his income stream. He did not pay the amount claimed in the Notice nor apply to cancel. The tenant owes \$1350.00 rent due February 1 and the landlords have not received any money for March.

In these circumstances, by operation of s.46 of the *Residential Tenancy Act*, the tenancy ended on February 22, 2014 and the landlords are entitled to an order of possession.

The landlords are entitled to a monetary award of \$2700.00 for unpaid February rent and loss of March rental income, plus the \$50.00 filing fee for this application. I authorize the landlords to retain the \$675.00 security deposit they hold, in reduction of the amount awarded. The landlords will have a monetary order against the tenant for the remainder of \$2075.00.

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: March 27, 2014

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Residential Tenancy Branch

