



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 apply for an order of possession pursuant to a Notice to End Tenancy for unpaid rent posted to the tenant's door on February 28, 2014 and for a monetary award for unpaid February, March and April rent money.

The tenant did not attend the hearing though, on the sworn testimony of the landlord Mr. R., he served the tenant in person on March 14, 2014 with the application for dispute resolution and notice of hearing.

I find the tenant was duly served. He has not applied to cancel the Notice nor has he paid the money demanded in it. As a result, by operation of s.46 of the *Residential Tenancy Act*, this tenancy ended on March 14, 2014 and the landlords are entitled to an order of possession.

On their undisputed evidence I grant the landlords a monetary award of \$2700.00 for unpaid February and March rents, \$1350.00 for loss of April rental income plus the \$50.00 filing fee for this application. I authorize the landlords to retain the \$675.00 security deposit and \$675.00 pet damage deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$2750.00.

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: April 04, 2014

Residential Tenancy Branch

