



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, MNSD, MNDC, FF

Introduction

The landlords apply for an order of possession pursuant to a one month Notice to End Tenancy and for a monetary award for unpaid March and April rents.

The tenant did not attend the hearing though, on the sworn testimony of Ms. A. she personally served the tenant with the application and notice of hearing on March 18, 2014. I find that the tenant has been duly served.

Ms. A. reports the tenant vacated the premises and that an order of possession is no longer sought.

The landlords filed material on April 2nd indicating a desire to amend their claim to include a claim for cleaning and repair of the premises. That claim is too late and, I find, has not been served on the tenant. I disallow the amendment. The landlords are free to bring another claim encompassing the new grounds.

On the undisputed evidence of Ms. A., I grant the landlords a monetary award of \$1300.00 for the unpaid rents of March and April, plus the \$50.00 filing fee. I authorize the landlords to retain the \$325.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$1025.00.

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 03, 2014

Residential Tenancy Branch

