



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 landlord, represented by Ms. D.S., seeks an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent dated March 2, 2014, and a monetary award for unpaid rent, loss of rental income and late fees.

The tenant did not attend the hearing. On the sworn testimony of Ms. D.S. I find the tenant was duly served with the application for dispute resolution and notice of hearing in person by Ms. D.S. on March 16, 2014.

The tenant has not applied to cancel the Notice nor did she pay the \$975.00 demanded in the Notice. As a result, by operation of s.46 of the *Residential Tenancy Act*, this tenancy ended on March 16, 2014 and the landlord is entitled to an order of possession.

I award the landlord the \$75.00 balance owing for March rent, \$800.00 for loss of April rental income, \$50.00 in late fees, as claimed, plus the \$50.00 filing fee. I authorize the landlord to retain the \$347.50 security deposit, the \$347.50 pet damage deposit and deposit interest of \$24.60 in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$255.40.

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 09, 2014

Residential Tenancy Branch

