



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BRISTOL ESTATES

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy dated and served March 2, 2014 and for a monetary award for the balance of unpaid rent and loss of rental income for March and April 2014, plus late fees.

The tenant Mr. T.McE. did not attend the hearing. On the sworn evidence of Ms. S. for the landlord and the tenant Ms.L., I find that he was duly served with the application and notice of hearing.

The tenants have not disputed the ten day Notice nor did they pay the \$462.50 demanded in the Notice within five days after service. As a result, by operation of s. 46 of the *Residential Tenancy Act*, this tenancy ended on March 13, 2014 and the landlord is entitled to an order of possession.

The attending tenant has paid \$462.50 towards March rent, \$462.50 towards April rent and an additional \$125.00 towards what was supposed to be the other tenant's share. I grant the landlord a monetary award of \$800.00 for unpaid March rent and loss of April rental income plus the \$50.00 late fee claimed, plus the \$50.00 filing fee. I authorize the landlord to retain the \$462.50 security deposit in reduction of the amount awarded

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 08, 2014

Residential Tenancy Branch

