



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MNDC, FF

### Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy dated February 5, 2014 and for a monetary award for unpaid rent.

The tenant did not attend the hearing though on the testimony of Mr. S. W. I find she was duly served in person by Ms. S.W. on March 17, 2014 with the application for dispute resolution and notice of hearing.

The tenant has not paid any money since being served with the ten day Notice. As a result, by operation of s.46 of the *Residential Tenancy Act*, this tenancy ended on February 18, 2014 and the landlord is entitled to an order of possession.

I grant the landlord a monetary award of \$5200.00 as claimed, for unpaid rent and loss of rental income up to and including the month of April 2014, plus the \$100.00 filing fee. I authorize the landlord to retain the \$600.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remaining \$4700.00.

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: May 02, 2014