



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, FF

### Introduction

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

Neither tenant attended the hearing. The landlord's agent Ms. T. has proved service of the application and notice of hearing by registered mail on the respondent Mr. R.G.. It appears that the respondent Mr. J.G. has not been served.

On April 3<sup>rd</sup> the landlord's representative attended at the premises to discover the rental unit abandoned and the keys on a counter. The landlord amended the claim to include further claims for rent, loss of rent and damages but the amendment has not been served on either respondent because the landlord has no knowledge of where they have gone.

As the amendment has not been served, I am unable to deal with the additional claims. The landlord is free to re-apply.

The landlord has regained possession and so an order of possession is no longer required.

On the undisputed evidence of Ms. T. I grant the landlord a monetary award against the tenant Mr. R. G. for \$1129.31 unpaid rent, \$25.00 for a late fee and \$50.00 for the filing fee. I authorize the landlord to retain the \$552.50 security deposit in reduction of the award. There will be a monetary order against the tenant Mr. R.G. for the remainder of \$651.81.

I grant no monetary relief against the tenant Mr. J.G. as he has not been served in accordance with s. 89 of the *Residential Tenancy Act*.

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 08, 2014