



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, OPB, OPC, O, MNR, MNDC, MNSD, FF

### Introduction

The landlord applies for an order of possession and a for a monetary award for unpaid rent and late fees.

The tenants vacated the premises shortly after the application was made and so an order of possession is no longer sought.

Neither tenant attended for the hearing though duly served by registered mail, receipt of which to each was signed for on May 26, 2014.

On the undisputed evidence of Ms. V. for the landlord I grant it a monetary award of \$1145.00 unpaid February 2014 rent, \$1275.00 unpaid March rent, \$1275.00 unpaid April rent, \$250.00 "NSF" charges, \$250.00 for late fees under the contract plus recovery of the \$50.00 filing fee. I authorize the landlord to retain the \$637.50 security deposit and the \$637.50 pet damage deposit in reduction of the amount awarded. There will be a monetary order against the tenants jointly and severally for the remainder of \$2970.00.

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: June 20, 2014

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Residential Tenancy Branch

