



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding HOLLYBURN ESTATES LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNR, MNDC, MNSD, FF

### Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent and loss of rental income and for a monetary award for unpaid rent, locker fees and late charges.

The tenant did not attend the hearing though duly served by registered mail sent to the dispute address where she continues to reside. The landlord's representative Ms. P. confirmed the tenant has spoken to her about the hearing.

On the undisputed evidence of Ms. P., I find that the tenancy ended on May 20, 2014 as the result of the ten day Notice and I grant the landlord an order of possession.

Since the application was made, the tenant has paid May and June rental amounts, locker fees and late charges. While in some circumstances this may be indicative of a renewed landlord/tenant relationship, the tenant did not attend the hearing to advance that argument.

I award the landlord \$1000.00 for loss of July rental income and \$15.00 for loss of income from the locker the tenant continues to control, plus the \$50.00 filing fee. I decline to award any late fee that might be chargeable under the tenancy agreement because the tenancy has ended and there is no longer any "rent" to be paid, late or otherwise.

I authorize the landlord to retain the \$490.00 security deposit and interest of \$0.34 in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$574.66.

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: July 10, 2014

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Residential Tenancy Branch

