



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CAPREIT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, FF

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent and utilities posted to the tenant's door April 4, 2014 and for a monetary award for unpaid rent and loss of rental income.

The tenant did not attend the hearing though duly served by registered mail sent on May 30 to the dispute address, where he continues to reside. The tenant did not dispute the ten day Notice or pay the amounts demanded in it. As a result, by operation of s.46 of the *Residential Tenancy Act*, this tenancy ended on April 17, 2014 and the landlord is entitled to an order of possession.

On the undisputed evidence of Ms. L. for the landlord I grant it a monetary award for loss of rental income from the months of June and July in the amount of \$2550.00 plus the \$50.00 filing fee. As discussed at hearing, I authorize the landlord to retain the tenant's \$637.50 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$1962.50.

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 11, 2014

Residential Tenancy Branch

