



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF

Introduction

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

Neither tenant attended the hearing though I find that each was duly served under s. 89 of the *Residential Tenancy Act* by registered mail addressed to the rental unit when they were residing there. The mail went unclaimed and was returned to the landlord.

The tenants vacated the premises in early July and so the landlord no longer requires an order of possession.

On this undisputed evidence I grant the landlord a monetary award of \$1700.00 for unpaid rent for June and for loss of rental income from July 2014, plus the \$50.00 filing fee. I authorize the landlord to retain the \$425.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenants jointly and severally for the remainder of \$1325.00.

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: July 21, 2014

Residential Tenancy Branch

