



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ACTION PROPERTY MANAGEMENT GROUP LTD.

DECISION

Dispute Code OPR, MNR, MNSD, MNDC, FF

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy posted on the tenants' door on May 2, 2014 and for a monetary award for unpaid rent.

Neither tenant attended the hearing though each was duly served by registered mail addressed to their residence, the rental unit in question. The Canada Post record shows that both pieces of mail went unclaimed.

On the undisputed evidence of Ms. N.C. for the landlord I find that the tenancy ended on May 15, 2014 as a result of the Notice and I grant the landlord an order of possession.

On the undisputed evidence I grant the landlord a monetary award of \$2900.00 for unpaid April and May 2014 rent, \$2900.00 for loss of rental income from the months June and July 2014, and \$107.42 in outstanding water bills, plus the \$50.00 filing fee for this application. I authorize the landlord to retain the \$650.00 security deposit and the \$650.00 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 \$4657.42.

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 22, 2014

Residential Tenancy Branch

