



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy and 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 to the rental unit on June 28 and signed for on July 2, 2014.

On the uncontested evidence of the landlord I am satisfied that the this tenancy ended pursuant to s. 46 of the *Residential Tenancy Act* on June 23, 2014 and the result of a ten day Notice to End Tenancy left with an adult person apparently living at the premises on June 10, 2014.

I award the landlord \$1550.00 unpaid rent from June 2014 and \$8250.00 for loss of rental income for the months of July, August and September 2014 plus the \$100.00 filing fee for this application. I am satisfied that, at this late date, the landlord will not reasonably be able to re-rent the premises for September.

I authorize the landlord to retain the \$1375.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$8525.00.

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: August 21, 2014

Residential Tenancy Branch

