



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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 posted on a door to the rental unit on June 19, 2014 and for a monetary award for unpaid rent from June and July 2014 plus loss of rental income in September 2014.

Neither tenant attended the hearing though each was duly served by registered mail sent July 14, 2014 addressed to the rental unit while they resided there.

The tenants have not paid the amount demanded in the ten day Notice. By operation of s. 46 of the *Residential Tenancy Act*, this tenancy ended on July 2, 2014 and the landlord is entitled to an order of possession.

On the undisputed evidence of Mr. LeB. for the landlord, I grant it a monetary award for \$1400.00 unpaid June and July 2014 rent plus \$700.00 for loss of September's rental income, plus the \$50.00 filing fee for this application. I authorize the landlord to retain the \$350.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenants jointly and severally for the remainder of \$1800.00.

The landlord neglected to claim for loss of rental income from the month of August 2014. It is free to do so and I consider that no leave of the Director is required.

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: September 11, 2014

Residential Tenancy Branch

