



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 landlords apply for an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent and for a monetary award for unpaid rent for July and August 2014 and loss of September rental income.

The tenant did not attend the hearing. The landlord Ms. D. testified that she personally served the tenant with the application and hearing letter on August 14, 2014 and by registered mail as well. The Canada Post records show the mail went “unclaimed by recipient.” I find the tenant was duly served.

On the undisputed evidence of the Ms. D. I find that this tenancy ended on August 7, 2014 as the result of the ten day Notice and I grant the landlords a monetary award of \$1140.00 for unpaid July and August rent, plus \$570.00 for loss of September 2014 rental income, plus recovery of the \$50.00 filing fee. I authorize the landlords to retain the \$300.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$1460.00.

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: September 16, 2014

Residential Tenancy Branch

