



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes            CNC, CNR, LAT, OPR, OPC, MNR, MND, FF

### Introduction

In the first application the tenants seek to cancel a one month Notice to End Tenancy for cause dated August 31, 2014, a ten day Notice to End Tenancy for unpaid rent dated September 3, 2014 and for an order regarding locks and access.

In the second application the landlords seek an order of possession pursuant to the Notices and a monetary order for unpaid rent and loss of rental income.

The tenants did not attend the hearing. The landlord Ms. M. attended and was ready to proceed. The tenants' application is therefore dismissed.

On the undisputed evidence of Ms. M. I find that the ten day Notice was posted on a door to the premises on September 3, 2014 and the tenants have not successfully disputed the Notice or paid the amount demanded in it. As a result, this tenancy ended on September 15, 2014 and the landlords are entitled to an order of possession.

The tenants owe \$50.00 for unpaid rent for September 2014. The landlords have lost rental income from October and, I find will lose November's rental income as well. I award the landlords \$1250.00, plus 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 tenants for the remainder of \$1000.00.

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: October 27, 2014

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Residential Tenancy Branch

