



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, OPR, MNR, MNSD, MNDC, FF

Introduction

In the first application the tenant seeks to cancel a ten day Notice to End Tenancy. The tenant did not attend the hearing. It appears his application was not served on the landlord. The tenant's application is dismissed.

The landlord applies for an order of possession pursuant to the ten day Notice and for a monetary award for unpaid rent and loss of rental income.

I find that the landlord's application was duly served on the tenant by registered mail sent October 17, 2014 and claimed at Canada Post by the tenant on October 27, 2014.

I find that the tenant was served with the ten day Notice to End Tenancy on October 1, 2104 and that by operation of s. 46 of the *Residential Tenancy Act*, this tenancy ended on October 12, 2014. The landlord is entitled to an order of possession.

On the undisputed evidence of Ms. D. for the landlord I grant him a monetary award of \$775.00 unpaid April rent, \$275.00 unpaid September rent, \$1275.00 unpaid October rent and \$1275.00 for loss of November rental income, plus the \$50.00 filing fee. The landlord may retain the \$675.00 security deposit and the \$675.00 pet damage deposit in reduction of the award. There will be a monetary order for the remainder of \$2300.00.

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: November 21, 2014

Residential Tenancy Branch

