



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy dated September 13, 2014 and for a monetary award for unpaid rent.

Neither tenant attended the hearing. On the sworn testimony of the landlord I find that each tenant was personally served by him with the application for dispute resolution and notice of hearing on September 26, 2014.

As a result of the ten day Notice, by operation of s. 46 of the *Residential Tenancy Act*, this tenancy ended on September 26, 2014 and so the landlord will have an order of possession.

ON the undisputed evidence of the landlord I grant him a monetary award for unpaid rent or loss of rental income to and including November 2014 in the amount of \$6840.00 less \$1220.00 paid by the tenants on October 31, 2014, plus the \$100.00 filing fee for this application. I authorize the landlord to retain the \$900.00 security deposit and \$300.00 pet damage deposit in reduction of the amount claimed. There will be a monetary order against the tenants jointly and severally for the remainder of \$4520.00.

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 04, 2014

Residential Tenancy Branch

