



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Columbia Property Management Ltd.

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy served by hand on the tenant Mr. J.P. on September 8, 2014 and for a monetary award for unpaid rent.

Neither tenant attended at the hearing. The tenant Mr. J.P. was served with the application and notice of hearing by registered mail, received by him on October 3rd. The application and hearing letter were served on the tenant Ms. K.L. by registered mail address to the dispute address; the address at which she resides, on September 24th but that mail has gone unclaimed. I find that both tenants have been duly served under s. 89 of the *Residential Tenancy Act* (the "Act").

As a result of the undisputed ten day Notice, this tenancy ended on September 19, 2014 under s. 46 of the *Act* and the landlord is entitled to an order of possession.

On the undisputed testimony of the landlord's representative I grant it a monetary award of \$5700.00 for unpaid rent or loss of rental income for August, September, October and November 2014 plus the \$100.00 filing fee for this application, less \$2100.00 paid by the tenants. I authorize the landlord to retain the \$900.00 security deposit and the \$900.00 pet damage deposit in reduction of the amount awarded. There will be a monetary order against the tenants jointly and severally for the remainder of \$1900.00. 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 06, 2014

Residential Tenancy Branch

