



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Centrury 21 Ace Agencies Ltd.

## **DECISION**

Dispute Codes MT, CNR, OPR, OPB, MNSD, MNDC, FF

### Introduction

In the first application the tenants seek to cancel a ten day Notice to End Tenancy for unpaid rent and for more time to apply. The tenants did not attend the hearing. The landlord's representative attended and was ready to proceed. In these circumstances the tenants' application is dismissed.

The landlord applies against the tenant Ms. A. E. for an order of possession and a monetary award for unpaid rent. By the time of hearing the tenant(s) had vacated and so an order of possession is no longer required. I find that the tenant Ms. A.E. was duly served with the landlord's application and notice of hearing in accordance with s. 89 of the *Residential Tenancy Act* by registered mail sent to the address at which she was residing, the dispute address, on October 14, 2014. The Canada Post record shows the mail went "unclaimed by recipient."

On the undisputed evidence of Ms. A.V. for the landlord I grant it a monetary award of \$150.00 for the unpaid August 2014 rent and \$1700.00 for unpaid September and October rent, as claimed, plus recovery of the \$50.00 filing fee. I authorize the landlord to retain the \$425.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant Ms. A.V. for the remainder of \$1475.00.

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 07, 2014

---

Residential Tenancy Branch

