



# 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 and a monetary award for unpaid rent and loss of rental income.

The tenant did not attend the hearing. A copy of the application and notice of hearing were sent to her by registered mail the dispute address on September 29, 2014. The mail went “unclaimed by recipient.” I find that the tenant was duly served in accordance with ss. 88 and 89 of the *Residential Tenancy Act*.

According to the landlord’s representative Ms. S., on or about October 10<sup>th</sup> the landlord discovered that the tenant had vacated the rental unit, like on or about October 3<sup>rd</sup>. The landlord no longer requires an order of possession.

On the undisputed evidence of Ms. S. I grant the landlord a monetary award for unpaid September rent of \$1233.55 and loss of October rent of \$1233.5 plus recovery of the \$50.00 filing fee.. Ms. S. testifies that the premises required cleaning and repair and that the landlord was not able to rent it for November. I grant the landlord \$1233.55 for loss of November income, as claimed. I authorize the landlord to retain the \$603.50 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$3147.15.

I amend the style of cause to show the landlord's full, lawful name as per the information provided by Ms. S.

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 12, 2014

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Residential Tenancy Branch

