



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Greater Victoria Housing Society  
and [tenant name suppressed to protect privacy]

## **DECISION**

Codes: OPR, MNSD, MNDC, FF

### Introduction:

This was an application by the landlord for an Order for Possession and a Monetary Order for unpaid rent. Only the landlord's agents attended the application. At the outset the landlord's agent YB testified that the landlord discovered that the tenant had abandoned the unit as of October 10, 2014 and accordingly the landlord would no longer require an Order for Possession.

### Issues:

Is the landlord entitled to a Monetary Order?

### Background and Evidence:

YB testified that the tenancy began on July 1, 2014 with rent in the amount of \$ 433.00 due in advance on the first day of each month. The tenant failed to pay any security deposit. YB testified the dispute resolution package was sent by registered mail to the tenant's address on September 25, 2014 but returned to the landlord as unclaimed on October 22, 2014. YB testified claimed for arrears and loss of revenue from July through November 2014. YB admitted not attempting to re-rent the unit after October 10, 2014 yet assuming that the unit had been abandoned on or after that date.

### Analysis:

Based on the evidence of the YB I find that the tenant was deemed to have been personally served with the application for Dispute Resolution on by registered mail on September 30, 2014. I find that the landlord has established a claim for unpaid rent totalling \$ 1,732.00 for the months of July through October 2014. However as the landlord admitted not taking any steps to attempt to rent the unit after October 10, 2014 I have dismissed any claim for loss of revenue for November's rent because the

landlord failed to take any reasonable steps to mitigate any loss of revenue. The landlord is entitled to recover the filing fee of \$ 50.00 for a total claim of \$ 1,782.00.

Conclusion:

I grant the landlord an order under section 67 for the amount of **\$ 1,782.00**. This order may be filed in the Small Claims Court and enforced as an order of that Court. This Decision and Order must be served on the tenant as soon as possible. I have dismissed all other claims.

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 10, 2014

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Residential Tenancy Branch

