



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, OPR, MNR, MNSD, FF
Introduction

In the first application the tenant applies to cancel a ten day Notice to End Tenancy for unpaid rent.

In the second application the landlord seeks an order of possession pursuant to that Notice and a monetary award for unpaid December rent.

The tenant did not attend the hearing. The landlord attended and was ready to proceed. I therefore dismiss the tenant's application.

The landlord testified that he personally served the tenant with his application and notice of hearing on December 3, 2014. I find the tenant was duly served with the landlord's application.

As a result of the ten day Notice and by s. 46 of the *Residential Tenancy Act* this tenancy ended December 1, 2014 and the landlord will have an order of possession.

I grant the landlord a monetary award of \$500.00 for unpaid December rent, as claimed, plus the \$50.00 filing fee for this application. I authorize the landlord to retain the tenant's \$250.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$300.00.

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: December 22, 2014

Residential Tenancy Branch

