



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding RAAMCO INTERNATIONAL PROPERTIES CAN. LTD., doing business as
RENAISSANCE ON SHAW
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR, RP, OPR, MNR, ET, FF

Introduction

In the first application the tenant seeks to cancel a ten day Notice to End Tenancy for unpaid rent dated and received November 14, 2014. He also seeks a repair order.

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

The tenant did not attend the hearing. The landlord's representative attended and was ready to proceed. In these circumstances, the tenant's application is dismissed without leave to re-apply.

The landlord's application was sent to the tenant by registered mail and signed for by the tenant on December 6, 2014. I find the tenant was duly served.

The landlord's representative's undisputed evidence is that the \$980.00 monthly rent is outstanding for the months of October and November 2014 and that the landlord has not received any monetary consideration for December rent. He acknowledges that yesterday the tenant paid \$500.00 towards the outstanding balance.

I find that as a result of the ten day Notice and by operation of s. 46 of the *Residential Tenancy Act*, this tenancy ended on November 25, 2014 and that the landlord is entitled to an order of possession.

I award the landlord \$1960.00 for unpaid October and November rent, plus \$980.00 for loss of November rental income, plus recovery of the \$50.00 filing fee, all as claimed, less the \$500.00 paid yesterday. I authorize the landlord to retain the tenant's \$490.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$2000.00.

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 18, 2014

Residential Tenancy Branch

