



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ANSON REALTY LTD.
and [tenant name suppressed to protect privacy]

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. The application and hearing notice were mailed to him by registered mail on December 22, 2014 to the dispute address, which he was occupying. Canada Post tracking records indicate the mail has gone unclaimed. This is approved service on the tenant under s. 89 and 90 of the *Residential Tenancy Act*, and I find the tenant has been duly served.

The landlord's representative Ms. W. reports that the tenant vacated the premises in January 2015 and so an order of possession is no longer required.

On Ms. W.'s undisputed evidence I award the landlord \$2820.00 unpaid December rent, \$2820.00 loss of rental income from January 2015, plus the \$100.00 filing fee. I authorize the landlord to retain the \$1325.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$4415.00.

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: January 19, 2015

Residential Tenancy Branch

