



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, FF

Introduction

The tenant applies for a monetary award equivalent to double her \$730.00 rent, claiming the landlord failed to use the rental unit for a landlord use for at least six months beginning within a reasonable time period after the effective date of a two month Notice to End Tenancy, contrary to s. 51 of the *Residential Tenancy Act*.

This matter came on for hearing December 18, 2014. The landlord did not attend the hearing. The tenant has proved that the landlord was duly served with the application and notice of hearing by registered mail delivered and signed for by the landlord on October 10, 2014.

On the tenant's undisputed evidence I grant her a monetary award of \$1460.00, an amount equivalent two to month's rent, plus the \$50.00 filing fee. There will be a monetary order against the landlord in the total amount of \$1510.00.

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 14, 2015

Residential Tenancy Branch

