



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

The landlord seeks an order of possession pursuant to a ten day Notice to End Tenancy served December 11, 2014 and for a monetary award for unpaid rent and loss of rent.

The facts are not in dispute. The tenant did not pay the amount demanded in the Notice nor did he make application to cancel it within the five day period permitted by s. 46 of the *Residential Tenancy Act* (the "Act"). As a result, this tenancy ended on December 22, 2014 and the landlord is entitled to an order of possession.

At present the rent arrears, including \$1800.00 for loss of rental income from January 2015 are \$2760.00. This amount does not include a \$600.00 payment the tenant says is presently being couriered to the landlord.

I grant the landlord a monetary award of \$2760.00 plus the \$100.00 filing fee. I authorize the landlord to retain the \$900.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$1960.00.

If the landlord does receive the \$600.00 payment presently being sent, that will reduce the balance owing under the monetary order to \$1360.00.

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 20, 2015

Residential Tenancy Branch

