



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNR, MNDC, FF

### Introduction

The landlord applies for a monetary award for unpaid rent and loss of rental income.

The tenant did not attend the initial hearing. The landlord's claim was considered and allowed in the amount of \$15,000.00, as claimed, plus the \$100.00 filing fee for the application. However, the award was made subject to the landlord providing confirmation of service of the originating documents, the application for dispute resolution and the notice of hearing, by registered mail as alleged. The hearing was adjourned to March 13<sup>th</sup> for that purpose.

On March 13<sup>th</sup> the matter was reconvened. Mr. C. testified that he had checked his records and had been mistaken about service by registered mail. He testified that he had personally served the tenant with the originating documents in person on November 2, 2014.

At that point in the hearing, the tenant announced herself. Mr. C. had informed her of the adjourned hearing. She had meant to attend the original hearing but had unfortunately written the wrong date on her calendar. She did not dispute the amount owed, but related a saddening history of her circumstances over the recent past.

The landlord is entitled to recover a monetary award of \$15,000.00 as claimed, plus the \$100.00 filing fee. I authorize her to retain the \$1875.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$13,225.00.

I recommend to the parties that they continue to communicate in an effort to arrange for satisfaction of the award, without incurring further cost.

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: March 13, 2015

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Residential Tenancy Branch

