



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes          OPC, MND, MNR, MNDC, FF

### Introduction

The landlords apply for an order of possession pursuant to a one month Notice to End Tenancy dated January 29, 2015 and for a monetary award for unpaid rent and for anticipated cleaning and repairs to the premises.

The tenant did not attend the hearing. On the testimony of Ms. V., I find that she personally served the tenant with the application and notice of hearing on March 10, 2015. I find that she personally served him with the one month Notice to End Tenancy on January 29, 2015.

As a result of the Notice, this tenancy ended by operation of s.47 of the *Residential Tenancy Act* on February 28, 2015 and the landlord will have an order of possession.

On Ms.V.'s undisputed evidence I grant the landlords a monetary award of \$6800.00 for unpaid rent and loss of rental income from August 2014 to and including April 2015.

I dismiss the landlords' claim for anticipated cleaning and repair costs, with leave to re-apply. Those claims are premature and must await the end of the tenancy.

I award the landlords recovery of the \$100.00 filing fee for this application and authorize them to retain the \$425.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$6475.00.

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: April 13, 2015

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Residential Tenancy Branch

