



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 applies for an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent attached to the tenant's door on March 2, 2015 and for a monetary award for unpaid rent, loss of rental income and late fees.

The tenant did not attend the hearing. Ms. S. testified that the application and notice of hearing were served on the tenant by registered mail sent March 14, 2015 to the dispute address, where the tenant continues to reside. I find that the tenant has been duly served in accordance with ss. 89 and 90 of the *Residential Tenancy Act* (the "*Act*").

The tenant has not paid the rent demanded in the Notice nor has she applied to cancel it. As a result, by operation of s. 46 of the *Act*, this tenancy ended on March 15, 2015 and the landlord is entitled to an order of possession.

On the undisputed evidence of Ms. S., I grant the landlord a monetary award of \$750.00 for unpaid March rent, \$750.00 for loss of April's rental income and \$50.00 in late fees, all as claimed, plus recovery of the \$50.00 filing fee for this application.

I authorize the landlord to retain the \$375.00 security deposit in reduction of the award and grant the landlord a monetary order against the tenant for the \$1225.00 remainder.

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 16, 2015

Residential Tenancy Branch

