



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, OPB, MNR, FF

Introduction

The landlord applies for an order of possession pursuant to a one month Notice to End Tenancy for cause served effective February 23, 2105 and for a monetary award for unpaid rent.

The tenant attended the hearing. She has not disputed the Notice to End Tenancy and will have moved from the premises by tomorrow. As a result of the Notice, by operation of s. 47 of the *Residential Tenancy Act*, this tenancy ended on April 14, 2015. It was agreed the landlord will have an order of possession.

The tenant acknowledges owing \$995.00 rent due February 15, 2015, \$1995.00 and \$1995.00 due March 15, 2015. I award the landlord and additional \$1995.00, as claimed by amendment, for loss of April rental income, plus recovery of the \$50.00 filing fee. The landlord is not holding any security deposit. The single payment of \$1000.00 made by the tenant on February 17, 2015 was properly applied to rent due February 15, 2015.

The landlord will have a monetary order against the tenant for \$5035.00.

The tenant's telephone connection to the hearing was broken just before the final formalities of the hearing had been completed. She did not dial back in within the next five minutes and so the hearing was ended. No evidence or submissions were taken from the landlord during that period.

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: May 11, 2015

Residential Tenancy Branch

