



# 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 and a monetary award for unpaid rent and late fees.

Neither tenant attended the hearing. I find that they were each duly served by registered mail with the application and notice of hearing, sent April 9, 2015 to the dispute address, where they were residing, in accordance with s.89 of the *Residential Tenancy Act*.

The tenants vacated the premises on or about May 9, 2015 and an order of possession is no longer required.

On the undisputed evidence of the landlord I grant him a monetary award of \$4500.00 for unpaid rent, \$75.00 for late fees plus recovery of the \$50.00 filing fee for this application. I authorize the landlord to retain the \$750.00 security deposit and \$750.00 pet damage deposit in reduction of the amount awarded. There will be a monetary order against the tenants jointly and severally for the remainder of \$2725.00.

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: May 14, 2015

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Residential Tenancy Branch

