



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

Introduction

The landlord seeks for an order of possession pursuant to a ten day Notice to End Tenancy attached to the tenant's door on March 5, 2015 and for a monetary order for unpaid rent.

The tenant did not attend the hearing. On the uncontested evidence of the landlord I find that the tenant was duly served with the application and notice of hearing by registered mail sent to the address at which he was residing, the dispute address. The mail went unclaimed.

By operation of s. 46 of the *Residential Tenancy Act*, this tenancy ended on March 19, 2015 as a result of the Notice and the landlord will have an order of possession.

On the landlord's undisputed evidence I find that the tenant owes unpaid rent of \$5550.00 up to and including the month of April 2015. The landlord has limited his claim to \$5000.00 in order to avoid an increased filing fee and so I award him \$5000.00 as claimed, plus recovery of the \$50.00 filing fee. I authorize the landlord to retain the \$350.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$4700.00.

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

Residential Tenancy Branch

