



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Campbell River Assoc. for Community Living
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, FF

Introduction

The landlord applies for an order of possession and a monetary award for unpaid rent.

The tenant did not attend the hearing.

The landlord's representative Mr. K. reports that the tenant vacated the premises on or about May 28 and so an order of possession is no longer sought.

Issue(s) to be Decided

Has the tenant been served with this application? If so, is the landlord entitled to the monetary relief claimed?

Background and Evidence

The rental unit is a one bedroom apartment. The tenancy started in October 2014. The monthly rent was \$349.00. The landlord holds a \$270.00 security deposit.

Mr. K. testifies that he personally served the tenant with the application for dispute resolution and notice of hearing on the tenant, in the presence of a witness, on May 20, 2014. I find that the tenant has been duly served.

Analysis

On the undisputed evidence of the landlord I grant it a monetary award of \$49.00 unpaid April rent and \$349.00 unpaid May rent, all as claimed, plus the \$50.00 filing fee.

I authorize the landlord to retain the \$270.00 security deposit in reduction of the amount awarded.

There will be a monetary order against the tenant for the remainder of \$178.00.

Conclusion

The landlord's application is allowed.

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: July 02, 2015

Residential Tenancy Branch

