



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding METRO VANCOUVER HOUSING CORPORATION
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

Introduction

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

The tenant did not attend the hearing within ten minutes after its scheduled start time.

The landlord's representative Ms. M. demonstrated that the tenant had been duly served with the application and notice of hearing sent by registered mail in accordance with s. 89 of the *Residential Tenancy Act* (the "RTA"). Canada Post records show that the tenant signed for the mail on September 26, 2015.

Ms. M. states that the tenant vacated the premises and returned the key on November 2, 2015 and so an order of possession is no longer sought. The premises is being cleaned and repaired. The landlord will lose the opportunity to rent it during the month of November.

On the undisputed testimony of Ms. M. for the landlord I find the tenant owes unpaid rent of \$1270.00 for September 2015, \$1245.00 for October 2015 and loss of rental income of \$1245.00 for November 2015.

Conclusion

I grant the landlord a monetary award of \$3760.00, as claimed, plus recovery of the \$50.00 filing fee for this application. I authorize the landlord to retain the \$587.50 security deposit it holds in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$3222.50.

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: November 19, 2015

Residential Tenancy Branch

