



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MAINSTREET EQUITY CORP.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent and for 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 Mr. T. proved service of the application and notice of hearing on the tenant by registered mail to the rental unit address. Canada Post records for the mail shows that it went "unclaimed by recipient."

I find that the tenant has been duly served in accordance with ss. 88, 89, and 90 of the *Residential Tenancy Act* (the "RTA").

Mr. T. reports that the tenant vacated the premise in mid-November and so an order of possession is no longer sought.

On the undisputed testimony of Mr. T. I grant the landlord a monetary award for \$16.18 unpaid September 2015 rent, \$663.18 unpaid October rent, \$1326.36 and for loss or rental income from the months of November and December 2016, all as claimed, plus recover of the \$50.00 filing fee for this application.

I authorize the landlord to retain the \$305.00 security deposit it holds, in reduction of the amount awarded.

There will be a monetary order against the tenant for the remainder of \$1750.72.

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: December 23, 2015

Residential Tenancy Branch

