



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MUKS KUM OL HOUSING SOCIETY
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPC, MNDC, MNR, FF

Introduction

The landlord applies for an order of possession pursuant to a one month Notice to End Tenancy for cause dated October 16, 2015 and for a monetary award for unpaid rent.

The application discloses a claim for damage to the rental unit but that claim was not pursued at hearing. The landlord is free to re-apply in that regard.

Neither tenant attended the hearing. On the evidence of Ms----. for the landlord I find that the tenants were duly served by registered mail with the application and notice of hearing. Canada Post records show that the registered mail to each was claimed and signed for by the tenant Mr. ---. on December 7, 2015.

I find that the tenants were also duly served by registered mail with the “revised” application, claiming rental loss. Canada Post records show that then revised application was sent by registered mail to each and was claimed and signed for by the tenant Ms. ---- on January 14, 2016.

On the undisputed evidence of the landlord’s representative I find that this tenancy has ended as the result of the unchallenged one month Notice to End Tenancy served on the tenants and claimed at the Canada Post office by Ms. ---. on October 19, 2015.

This tenancy ended November 30, 2015 by operation of s. 47 of the *Residential Tenancy Act* and the landlord is entitled to an order of possession.

On the undisputed evidence of Ms. --- I find that the tenants owe rent of \$334.25 due for November 2015, \$578.00 for occupation rent for December 2015 and \$578.00 for occupation rent for January 2016.

I award the landlord the total of \$1490.25 plus recovery of the \$50.00 filing fee for this application.

The landlord does not hold a security deposit or a pet damage deposit.

There will be a monetary award of \$1540.25 against the tenants.

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: January 26, 2016

Residential Tenancy Branch

