Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding M'AKOLA GROUP OF SOCIETIES
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 dated December 10, 2015 and for a monetary award for unpaid rent of $4456.00.

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

The landlord's representative showed that the tenant was served with the application and notice of hearing by registered mail (tracking number recorded on the cover page of this decision) sent to the dispute address, where the tenant continues to reside.

Canada Post records show that the mail was sent February 15, 2016 and went "unclaimed by recipient."

A tenant cannot avoid this process by declining to collect her mail. I find that the tenant has been duly served.

On the undisputed evidence of the landlord's representative Ms. L., I find that as a result of the ten day Notice, sent to the tenant by registered mail and delivered December 14, 2015, this tenancy ended on December 24, 2015 and that the landlord is entitled to an order of possession.

On Ms. L.'s undisputed evidence I find that the landlord is entitled to a monetary award for unpaid rent from September 2015 to March 2016, inclusive, in the amount of $4456.00, as set out in the Monetary Order Worksheet filed in this matter.

I also grant the landlord recovery of the $100.00 filing fee for this application.

I authorize the landlord to retain the $300.00 security deposit it holds, in reduction of the amount awarded and I grant the landlord a monetary order against the tenant for the remainder of $4256.00.

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: March 31, 2016

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Residential Tenancy Branch