



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MND, MNSD, FF, O

### 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, loss of rental income and damages for cleaning and repair.

The tenant did not attend the hearing within twenty minutes after its scheduled start time, nor file any material in opposition to the claim.

The landlord shows that the tenant was duly served with the application and notice of hearing by registered mail sent to the rental unit address while the tenant resided there. Canada Post records (according to the tracking number shown on the cover page of this decision) show that the mail was sent on March 23, 2016 and was delivered and signed for by the tenant on April 16, 2016.

I find that the tenant has been duly served.

The landlord reports that the tenant vacated the premises on or about March 31, 2016 and that an order of possession is no longer required.

She testifies that the tenant failed to pay the March 2016 rent of \$800.00 and I award her \$800.00 for that rent.

The landlord withdraws the remainder of her claims. I grant her leave to re-apply in that regard.

The landlord is entitled to a monetary award of \$800.00, plus recovery of the \$100.00 filing fee paid for this application. I authorize her to retain the tenant's \$400.00 security deposit in reduction of the award. The landlord declines receipt of a formal monetary

order for the \$500.00 balance. She states she wishes to have no further dealings with the tenant.

Should the landlord change her mind, she is free to apply for a formal monetary order for the remainder.

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: April 29, 2016

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Residential Tenancy Branch