



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding PEMBERTON HOLMES LTD.

DECISION

Dispute Codes MNR, MNSD, OPR, FF

Introduction

The landlord applies recover unpaid rent. An order of possession was obtained in a previous proceeding.

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

Ms. R. for the landlord testifies that the tenant verbally provided her with a forwarding address at the move-out condition inspection held February 29, 2016. The application for dispute resolution and notice of hearing were sent to the tenant at that address on March 10. Canada Post records (tracking number shown on cover page of this decision) that the mail was “unclaimed by recipient” and returned to the landlord.

On this evidence I find that the tenant has been duly served. Section 89 of the *Residential Tenancy Act* states that a landlord may serve by registered mail to a forwarding address provided by the tenant and that is what has occurred here.

On the undisputed evidence of Mr. R. I find that the tenant failed to pay rent for February 2016. I grant the landlord a monetary award of \$1500.00 as claimed, plus recovery of the \$100.00 filing fee for this application.

I authorize the landlord to retain the \$775.00 security deposit in reduction of the amount awarded.

There will be a monetary order against the tenant for the remainder of \$825.00.

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: July 12, 2016

Residential Tenancy Branch

