



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, OPC, OPB, MNR, MNSD, MNDC, FF

Introduction

The landlord applies for an order of possession pursuant to a one month Notice to End Tenancy posted to the tenant's door on June 8, 2016. He also seeks 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 testifies that he personally served the tenant with the application for dispute resolution and notice of hearing documents on July 8, 2016.

On this uncontradicted evidence I find that the tenant has been duly served.

This tenancy will end on July 31, 2016, as a result of the undisputed Notice. I grant the landlord an order of possession for then.

On the landlord's undisputed evidence I award him \$1200.00 for unpaid June and July 2016 rents, plus \$200.00 for unpaid rents from prior months.

I consider it very likely that the landlord will be unable to secure a new tenant for August at this late date. I award him \$600.00 for loss of rental income from August 2016.

I award him recovery of the \$100.00 filing fee for this application.

I authorize the landlord to retain the \$300.00 security deposit he holds, in reduction of the amount awarded. He will have a monetary order against the tenant for the remainder of \$1800.00.

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 28, 2016

Residential Tenancy Branch

