



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding COBALT HOTEL
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNDC, MNSD, O, FF

Introduction

In the first application the tenant seeks a monetary award for unspecified reasons.

In the second application the landlord 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's representative attended and was ready to proceed. In such a circumstance, the tenant's application is dismissed without leave to reapply.

Mr. M. for the landlord showed that the tenant did not provide a forwarding address after vacating the rental unit on May 27, 2016, nor did the tenant provide an address for delivery of documents in his application. The landlord has obtained a substituted service order authorizing service on the tenant by registered mail to the rental unit address and by email to an address given by the tenant on his application.

I am satisfied the landlord has complied with the substituted service order and that the tenant has been duly served with the landlord's application and notice of hearing.

On the undisputed evidence of Mr. M. I find that the tenant owed arrears of rent in the amount of \$100.00 when he vacated the premises. I find that the tenant vacated the premises without proper notice to the landlord and as a result the landlord was unable to re-rent the premises for June 2016. I award the landlord \$450.00 for June rent the tenant is responsible for.

The landlord will have a monetary award for \$550.00 plus recovery of the \$100.00 filing fee for its application. I authorize the landlord to retain the \$225.00 security deposit in reduction of the amount awarded.

There will be a monetary order against the tenant for the remainder of \$425.00.

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: August 22, 2016

Residential Tenancy Branch