



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF

Introduction

The landlord applies for an order of possession and a monetary award for unpaid rent.

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

The landlord's agent Ms. K. shows that the tenant was served with the application by registered mail (tracking number shown on cover page of this decision).

Canada Post records show that the mail was received and signed for by the tenant on July 12, 2016.

I find that the tenant has been duly served.

The tenant vacated the premises in mid-July 2016 and so an order of possession is no longer required.

The landlord secured a new tenant for August 1.

On the landlord and her agent's undisputed evidence I find that the landlord is owed unpaid rent of \$1450.00 for the months June and July 2016. I award her that amount plus recovery of the \$100.00 filing fee for this application.

By agreement I authorize the landlord to retain the \$360.00 security deposit she holds, in reduction of the amount awarded.

The landlord will have a monetary order against the tenant for the remainder of \$1190.00.

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 17, 2016

Residential Tenancy Branch

