



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding CAPREIT LIMITED PARTNERSHIP  
and [tenant name suppressed to protect privacy]

## **DECISION**

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

### Introduction

In the first application the tenant seeks to cancel a ten day Notice to End Tenancy for unpaid rent dated August 2, 2016.

In the second application the landlord seeks an order of possession and a monetary award for unpaid rent.

The tenant did not attend for the hearing of this matter within ten minutes after its scheduled start time. His application is dismissed.

The landlord's representative Ms. D. indicates the tenant vacated the premises in late August and that the landlord found a replacement tenant for September 15, 2016. The landlord no longer requires an order of possession.

She testifies that the August 2016 rent of \$980.00 was unpaid.

On Ms. D.'s undisputed testimony I grant the landlord a monetary award of \$980.00 for unpaid August rent and \$490.00 for loss of half of the September rent.

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

I authorize the landlord to retain the \$490.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$1080.00.

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: September 27, 2016

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Residential Tenancy Branch

