



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ROYAL PROVIDENCE MANAGEMENT and VANCOUVER EVICTION
SERVICES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNDC, MNR, MNSD, FF

Introduction

The landlord and its agent VES apply for an order of possession pursuant to a ten day Notice to End Tenancy dated July 5, 2016 and for a monetary award for unpaid rent.

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

Ms. S.A. for the applicants shows that the tenant was served with the application and notice of hearing 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 September 17, 2016. I find that the tenant has been duly served.

Ms. C.L. for the landlord testifies that the ten day Notice to End Tenancy was posted to the tenant's door on July 5, 2016 and that he has not paid any rent since. On this evidence I find that the tenancy ended on July 18, 2016 by operation of s. 46 of the *Residential Tenancy Act* and the landlord is entitled to an order of possession.

The landlord withdraws its claim for unpaid June 2016 rent.

On the undisputed evidence of Ms. S.A. I find that the tenant owes rent of \$1230.00 for July, 2016. The tenant is still in possession of the premises and so I award the landlord occupation rent of \$1230.00 for each of the months August, September and October, as claimed.

In result, the landlord is entitled to a monetary award of \$4920.00 plus recovery of the \$100.00 filing fee. I authorize the landlord to retain the \$615.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$4405.00.

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: October 18, 2016

Residential Tenancy Branch