# Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

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

## DECISION

Dispute Codes      OPR, MNR, MNDC, MNSD, FF

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent dated September 2, 2016 and for a monetary award for unpaid rent and occupation rent.

The tenant did not attend the hearing within fifteen minutes after its scheduled start time nor did he file any material in opposition to the application.

The landlord's representative Ms. P.D. shows that the tenant was served with the application and notice of hearing by registered mail to the rental unit address, at which the tenant continues to reside. Canada Post records (tracking number shown on cover page of this decision) show that the mail was sent September 23 and was "refused by recipient." On this evidence I find that the tenant has been duly served in accordance with sections 88, 89 and 90 of the *Residential Tenancy Act* (the "*Act*").

On the undisputed evidence of the landlord I find that as a result of the ten day Notice and by operation of s. 46 of the *Act*, this tenancy ended on September 15, 2016 and the landlord is entitled to an order of possession.

I grant the landlord a monetary award of $885.00 for unpaid November 2015 rent, $25.66 for unpaid August 2016 rent, $910.66 for unpaid September 2016 rent and $1821.22 for occupation rent and loss of rental income for the months of October and November 2016.

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

The landlord holds no deposit money to offset against the award.

In result the landlord will have a monetary order against the tenant in the amount of $3742.64

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: November 16, 2016

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Residential Tenancy Branch