



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent and for a monetary award for unpaid rent.

Neither tenant attended for the hearing within ten minutes after its scheduled start time.

Ms. D.S. for the landlord testifies that she personally served the tenant Ms. N.R. with the application and notice of hearing on October 6, 2016. She says that the tenant Mr. D.L. was served by registered mail. Canada Post records for the mail (tracking number shown on cover page of this decision) show that the mail went “unclaimed by recipient.”

On this evidence I find that both tenants were duly served in accordance with s. 89 of the *Residential Tenancy Act*.

Ms. D.S. states that the tenants vacated the rental unit on November 10 and that rent for November is still owed. On this evidence I award the landlord \$1200.00 for unpaid November rent, plus recovery of the \$100.00 filing fee. I authorize the landlord to retain the \$600.00 security deposit in reduction of the award and I grant the landlord a monetary order against the tenants for the remainder of \$700.00.

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: November 24, 2016

Residential Tenancy Branch