



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

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

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 dated January 6, 2017 and for a monetary award for unpaid rent.

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

Mr. A.D. for the landlord showed 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 sent January 19, 2017 and was “unclaimed by recipient.”

On this evidence I find that the tenant has been duly served in accordance with ss. 88 – 90 of the *Residential Tenancy Act* (the “Act”).

Mr. A.D. testifies that he served the tenant with the ten day Notice by attaching it to her door on January 6, 2017. The tenant has not paid the amount claimed in the Notice nor has she applied to cancel it. As a result, by operation of s. 46 of the *Act*, this tenancy ended on January 19, 2017 and the landlord will have an order of possession.

On the undisputed evidence of Mr. A.D., I find that the tenant owes the landlord \$2205.00 in unpaid rent up to and including rent for the month of January 2017 and I award that amount to the landlord, plus recovery of the \$100.00 filing fee.

I authorize the landlord to retain the \$325.00 security deposit it holds, in reduction of the amount awarded.

The landlord will have a monetary order against the tenant for the \$1980.00 remainder.

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: February 09, 2017

Residential Tenancy Branch