



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, OPB, MNR, MNDC, FF

Introduction

The landlord applies for an order of possession and a monetary award for unpaid January 2017 rent and the cost of a door repair.

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

The landlord testifies that each tenant was served with the application and notice of hearing by registered mail to the rental unit, where they continued to reside during the month of January.

Canada Post records show that the mail was sent January 26, 2017 and, as of the date of hearing, was still unclaimed (registered mail tracking numbers shown on cover page of this decision).

On this evidence I find that the tenants have been duly served in accordance with ss. 89 and 90 of the *Residential Tenancy Act*.

The landlord reports that the tenants have vacated the premises. An order of possession is no longer required.

On the landlord' undisputed evidence I award him \$2800.00 for unpaid January 2017 rent, \$900.00 for the cost to repair a door damaged by police entering the rental unit to apprehend the tenants and recovery of the \$100.00 filing fee for this application.

By consent of the landlord I authorize him to retain the \$1400.00 security deposit in reduction of the amount awarded.

He will have a monetary award against the tenants for the remainder of \$2400.00.

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: February 15, 2017

Residential Tenancy Branch