



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

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

DECISION

Dispute Codes OPR, MNR, FF

Introduction

The landlord, by its agent, 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 for May 2017.

Neither of the respondents attended for the hearing within 25 minutes after its scheduled start time. Mr. M. for the agent shows that each respondent was served by registered mail (Canada Post tracking numbers shown on cover page of this decision).

Mr. M. produces a written tenancy agreement showing the tenant to be the respondent Mr. N. The respondent Ms. D. has not been shown to be the landlord's tenant.

I find that Mr. N. was duly served by registered mail delivered May 16, 2017.

The respondents vacated the premises May 31, 2017 and so an order of possession is no longer required.

The landlord has filed an amendment to his claim, seeking June rent of \$3100.00. At hearing Mr. M. withdrew that amendment to the claim. The landlord is free to re-apply.

On the undisputed evidence of Mr. M. I find that the tenant Mr. N. owes the landlord \$3100.00 for unpaid May rent, less a payment of \$1550.00 made May 9, 2017.

I award the landlord \$1550.00 for the remainder of May rent, plus recovery of the \$100.00 filing fee for this application. With the agreement of Mr. M., I authorize the landlord to retain the \$1550.00 security deposit in reduction of the award.

The landlord will have a monetary order against the tenant Mr. N for the remainder of \$100.00.

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: June 20, 2017

Residential Tenancy Branch