



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, OPC, OPB, MNR, MND, MNSD, MNDC, FF, SS, ET, MT, DRI, CNR, LRE, OPT, AS, RR, SS O, FF

Introduction

In the first application the landlord seeks an order of possession on various grounds, a monetary order for unpaid rent and a monetary order for damage to the premises.

In the second application the tenant seeks to cancel Notices to End Tenancy for cause and for unpaid rent as well as to dispute a rent increase. She claims for a restriction on the landlord's right of entry, permission to assign or sublet the rental unit and a rent reduction, as well as "other" unspecified relief. The tenant also seeks a monetary award for damages relating to the cost of moving to a new location and for a broken vase.

The tenant did not attend the hearing within twenty five minutes after its scheduled start time. As a result, her application is dismissed. The landlord attended and was ready to proceed. As a result, the tenant's application is dismissed without leave to re-apply.

The landlord's father, Mr. M.S. attended and testified that he is a probation officer and that on June 15, 2017 he personally served the tenant with the landlord's application for dispute resolution and notice of hearing in the presence of a witness, Mr. D.H..

On this evidence I find that the tenant has been duly served.

The landlord testifies that the tenant vacated the premises on or about June 13. An order of possession is not required. He says the tenant owes \$375.00 for the balance of rent for one half of May 2017 and \$1500.00 for June's rent.

On this undisputed evidence I award the landlord \$1875.00 plus recovery of the \$100.00 filing fee.

The landlord's claim for damage to the premises was not particularized in his application and he did not file any evidence to support it. It is dismissed.

In result, the landlord will have a monetary order against the tenant in the amount of \$1975.00.

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: August 04, 2017

Residential Tenancy Branch