



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPR, OPC, OPB, MNR, MNSD, FF

### Introduction

The landlord applies for an order of possession and for a monetary award for unpaid rent and utilities.

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

The landlord shows that the tenant was served with the application for dispute resolution and notice of hearing by registered mail (Canada Post tracking number shown on cover page of this decision) to the dispute address at a time when the tenant still resided there.

Canada Post records for the mail show that it was sent July 5, 2017 and went “unclaimed by recipient.” On this evidence I find that the tenant has been duly served in accordance with s. 89 of the *Residential Tenancy Act*. She cannot avoid this process by declining to collect her mail.

The landlord states that the tenant vacated the premises on August 1, 2017 and so an order of possession is no longer required.

On the undisputed evidence of the landlord I find the tenant owes a total of \$577.53 for unpaid municipal utilities, \$1600.00 for the balance of June 2017 rent and \$2200.00 for July 2017 rent.

I grant the landlord a monetary award of \$4377.53, as claimed, plus recovery of the \$100.00 filing fee. I authorize him to retain the \$1100.00 security deposit in reduction of the amount awarded.

The landlord will have a monetary order against the tenant for the remainder of \$3377.53.

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: September 12, 2017

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Residential Tenancy Branch