



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, MND, MNR, FF

Introduction

The landlord applies for an order of possession and for a monetary award for unpaid rent and for the cost to repair damage to the rental unit.

The tenant did not attend the hearing with fifteen minutes after its scheduled start time.

The landlord and her assistant Mr. K. testify that on July 10, 2017 when the application and notice of hearing were issued by the Residential Tenancy Branch, the police removed the tenant from the rental property. They did not see the tenant again until she returned on August 6, 2017 to recover some personal property. The landlord served the tenant with the application and notice of hearing at that time, in the presence of Mr. K.

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

The tenant has vacated and so an order of possession is no longer required.

The only relief the landlord seeks against this tenant is unpaid rent. On the undisputed evidence I find that the tenant failed to pay July 2017 rent of \$1000.00.

I award the landlord \$1000.00 plus recovery of the \$100.00 filing fee.

I authorize the landlord to retain the \$1000.00 security deposit she holds, in reduction of the amount awarded.

She will have a monetary order against the tenant for the remainder of \$1000.00.

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: September 21, 2017

Residential Tenancy Branch