



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, MT, MNDC, MNSD, ERP, PSF, AAT, RR, OPR, MNR, MNSD, MNDC, FF

Introduction

In the first application the tenants seek to cancel a ten day Notice to End Tenancy dated July 11, 2017 and for more time to make their application. They also seek a variety of relief related to the premises, claiming faulty plumbing causing mould, unspecified services not provided and a pest infestation.

In the second application the landlord Mr. T.M. seeks an order of possession and a monetary award for unpaid rent.

Neither tenant attended for the hearing within ten minutes of its scheduled start time. The landlord's agent Ms. D.M. attended and was ready to proceed. In these circumstances the tenants' application is dismissed without leave to re-apply.

Pursuant to s. 55 of the *Residential Tenancy Act*, as the tenants' application is dismissed, an order of possession will issue to the landlord.

Ms. D.M. for the landlord shows that the tenants were served with the landlord's application by registered mail (tracking numbers recorded on cover page of this decision). Canada Post records show that the mail to both tenants was received and signed for by the tenant Ms. P.G. on August 3, 2017. I find the tenants were duly served with the landlord's application.

On the undisputed evidence of Ms. D.M. I find that the tenants have not paid the monthly rent of \$850.00 since June 2017 and that the landlord is owed rent and occupation rent totalling \$3400.00 for the months of July, August, September and October 2017.

I award the landlord Mr. T.M. \$3400.00, plus recovery of the \$100.00 filing fee for his application. I authorize him to retain the \$425.00 security deposit in reduction of the amount awarded. He will have a monetary order against the tenants for the remainder of \$3075.00.

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: October 04, 2017

Residential Tenancy Branch