



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNDC, FF

Introduction

The landlord 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 and utilities.

Neither respondent tenant attended for the hearing within ten minutes after its scheduled start time at 1:30 p.m. on January 24, 2020. The teleconference hearing connection remained open during that time in order to enable the parties to call into the teleconference hearing. The call-in numbers and participant codes provided in the Notice of Hearing were confirmed as correct. The teleconference system audio console confirmed that the landlord and this arbitrator were the only ones who had called into this teleconference during that period.

The landlord testifies that she personally served each tenant with the application and notice of hearing on December 19, 2019 at the premises in the presence of her husband. Her husband has signed a statement to that effect and it appears the tenants have signed acknowledging receipt. On this evidence I find the tenants have been duly served.

The landlord reports that the tenants vacated the rental unit on December 29, 2019 and so an order of possession is no longer sought.

On the undisputed evidence of the landlord Ms. S.K. I award her: \$1200.00 outstanding November rent, \$2000.00 outstanding December, \$84.00 December heat cost and \$110.00 for November and December electricity, all as claimed.

The landlord will have a monetary award of \$3394.00 plus recovery of the \$100.00 filing fee. I authorize the landlord to retain the \$1000.00 security deposit in reduction of the amount awarded. The landlord will have a monetary order against the tenants for the remainder of \$2494.00.

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: January 24, 2020

Residential Tenancy Branch