



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR-DR-PP, OPR-RM-DR, FFL

### 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 an unpaid installment under a rent repayment plan.

The respondent tenant did not attend for the hearing within ten minutes after its scheduled start time at 9:30 a.m. on January 18, 2021. 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's representative and this arbitrator were the only ones who had called into this teleconference during that period.

MR for the landlord showed that the tenant was served with the Notice of Dispute Resolution Proceeding by registered mail (Canada Post tracking number shown on cover page of this decision) sent to the rental unit, where the tenant continued to reside, on November 2, 2020. Canada Post records show the mail went "unclaimed by recipient" and was returned to sender. On this evidence I find the tenant has been duly served.

MR reports that the tenant has vacated the rental unit and so the landlord no longer seeks an order of possession.

On the testimony of MR, I grant the landlord a monetary award of \$1495.00 for unpaid rent for October 2020 plus the amount of \$747.50 due October 1, 2020 under a rent

Repayment Plan set by the landlord in accordance with Residential Tenancy Branch directions for payment of Affected Rent.

I grant the landlord recovery of the \$100.00 filing fee for this application.

I authorize the landlord to retain the \$747.50 security deposit and \$747.50 pet damage deposit it holds, in reduction of the award.

The landlord will have a monetary order against the tenant for the remainder of \$847.50.

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 18, 2021

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Residential Tenancy Branch