



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, MNDC, FF

### Introduction

The landlords apply 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 loss of rental income.

The landlords amended their claim at the start of the hearing to remove Mr. Sh. K. as a respondent tenant, indicating the tenancy agreement was with his mother only, the remaining respondent Ms. S. K.

Neither respondent attend the hearing though duly served by registered mail to the premises, at which she was then residing. The mail went unclaimed at post office, at least by Ms. S. K.

On the undisputed evidence of the landlords I find that the tenant Ms. S.K. was served with a ten day Notice to End Tenancy, by posting it on a door to the premises on December 10, 2013. The tenant did not pay the amount demanded in the Notice or apply to cancel it. As a result, by operation of s.46 of the *Residential Tenancy Act* the tenancy ended December 23, 2013. The landlords are therefore entitled to an order of possession.

I grant the landlords a monetary award of \$1600.00 for unpaid rent from November and December 2013. I grant them an additional \$1600.00 for loss of rental income for the months January and February 2014, plus the \$50.00 filing fee. I consider it unlikely in the circumstances that the landlords will have vacant possession and able to locate a new tenant for February.

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 17, 2014

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Residential Tenancy Branch

