



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OPR, MNR, MNDC, CNR, FF

### Introduction

In the first application the landlord seeks an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent dated and served January 3, 2014 and for a monetary award for unpaid December and January rents. In the second application the tenant seeks to cancel the ten day Notice. As well, her application possibly disclosed a monetary claim for compensation, perhaps for moving expenses.

The tenant did not attend the hearing. The landlord attended and was ready to proceed. As a result, the tenant's application is dismissed.

On the undisputed evidence of the landlord I find that the tenant has not successfully disputed the ten day Notice nor paid the money demanded in it. As a result, by operation of s.46 of the *Residential Tenancy Act*, this tenancy ended on January 14, 2014 and the landlord is entitled to an order of possession.

On the undisputed evidence I grant the landlord a monetary award of \$1200.00 for the unpaid December and January rents, plus the \$50.00 filing fee. The landlord is not holding a deposit and so there will be a monetary order against the tenant for the full award of \$1250.00.

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: February 18, 2014

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Residential Tenancy Branch

