



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MNSD, MNDC, FF

Introduction

The landlord applies for a monetary award for unpaid rent, loss of rental income and liquidated damages.

Neither tenant attended the hearing though duly served by registered mail to the forwarding address in writing they provided on vacating the premises at the end of February 2014.

On the undisputed evidence of the landlord's representatives I find the landlord is owed \$1875.00 unpaid rent up to and including the month of March 2014, \$250.00 liquidated damages for breach of the fixed term lease as per the tenancy agreement and \$50.00 for late payment fees; a total of \$2225.00.

I authorize the landlord to retain the \$450.00 security deposit in reduction of the amount awarded leaving a balance of \$1775.00. However, the landlord has claimed only \$1675.00 in its application and I cannot amend the application to cover a higher amount in the absence of the respondents. There will be a monetary order against the tenants jointly and severally for the \$1675.00 amount claimed plus the \$50.00 filing fee.

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: June 16, 2014

Residential Tenancy Branch

