



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 and for a monetary award for unpaid rent and utilities.

The facts are not in dispute. The tenants were not able to pay the September rent of \$1500.00 nor any money for October. Nor have they paid the landlord the agreed monthly charge of \$106.07 for utilities.

By operation of the Notice and s. 46 of the *Residential Tenancy Act*, this tenancy ended on September 14, 2014 and the landlord is entitled to an order of possession.

The landlord is also entitled to a monetary award of \$3000.00 for unpaid September rent and loss of October rental income plus \$212.14 for unpaid utility costs plus recovery of the \$50.00 filing fee for this application. I authorize the landlord to retain the \$750.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenants for the remainder of \$2512.14.

During the hearing the tenants raise issues about road construction disturbance and an incident last summer involving a person possibly connected to the landlord. Neither of those issues are issues properly before me for consideration.

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: October 31, 2014

Residential Tenancy Branch

