



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, OPB, MNR MNSD, MNDC, FF

Introduction

The landlord applies for an order of possession and for a monetary award for unpaid rent and utilities.

None of the tenants attended for the hearing. Each was duly served by registered mail sent October 10, 2014, addressed to the rental unit while they resided there. Each registered mail was eventually returned to the landlord marked “unclaimed by recipient” by Canada Post. This is valid served under s. 89 of the *Residential Tenancy Act*.

The landlord reports that the tenants vacated the premises at the end of October or early November and so an order of possession is no longer required.

On the undisputed evidence of the landlord I grant her a monetary award of \$432.74 for outstanding utilities, \$1000.00 for unpaid October rent, \$1000.00 for loss of November rental income, plus the \$50.00 filing fee. I authorize the landlord to retain the \$1000.00 of deposit money she holds, in reduction of the amount awarded. There will be a monetary order against the tenants jointly and severally for the remainder of \$1482.74.

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: November 21, 2014

Residential Tenancy Branch

