



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Cascadia Apartment Rentals

DECISION

Dispute Codes MT, CNR, DRI, MNR, RR, SS, O, OPR, MNR, MNDC, FF

Introduction

In the first application the tenants seek to cancel a ten day Notice to End Tenancy received January 8, 2015 and for a variety of relief related to the condition of the premises and the cost of repair. In the second application the landlord seeks an order of possession pursuant to the Notice and for a monetary award for unpaid January 2015 rent, loss of February rental income and late fees.

Neither tenant attended the hearing though duly served by registered mail sent to each at the premises on January 19, 2015. The landlord's representatives attended and were ready to proceed. The tenant Mr. A.D.'s application is therefore dismissed.

On the undisputed evidence I find that as the result of the unchallenged Notice this tenancy ended on January 19, 2015. An order of possession will issue to the landlord.

I grant the landlord a monetary award of \$1025.00 for unpaid January rent plus the \$25.00 late fee, as claimed. I award the landlord \$1025.00 for loss of February rental income, plus recovery of the \$50.00 filing fee. I authorize the landlord to retain the \$500.00 security deposit it holds. There will be a monetary order against the tenants jointly and severally for the remainder of \$1625.00.

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: January 30, 2015

Residential Tenancy Branch

