



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

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

Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent and for a monetary award for unpaid rent.

The tenant did not attend the hearing. On the testimony of Mr. F. I find that she was served with the application and notice of hearing by registered mail sent about noon on January 6, 2015. The tenant vacated and returned the key to the premises later the same day; at about 7:30 p.m.. Section 89 of the *Residential Tenancy Act* permits service by registered mail sent to the address at which the tenant resides. I find that the tenant was still residing in the premises when the mail was sent and that she was duly served.

The landlord no longer requires an order of possession.

On the undisputed evidence I find that the tenant owes \$270.00 unpaid rent from December and the \$740.00 rent that came due January 1, 2015. I award the landlord \$1010.00 plus the \$50.00 filing fee. I authorize the landlord to retain the \$370.00 security deposit in reduction of the amount awarded. There will be a monetary order against the tenant for the remainder of \$690.00.

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 26, 2015

Residential Tenancy Branch

