



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MNDC, FF

### Introduction

The landlords apply for an order of possession and for a monetary award for unpaid rent. By amendment to the application made November 10, 2016, they also seek to recover costs related to the tenants' overholding and for loss of rental income.

Neither tenant attended for the hearing within fifteen minutes after its scheduled start time. They did not file material in response to the landlords' claim.

On the sworn testimony of Mr. W., I find that each tenant was personally served by him on November 10, 2016, at the premises, with the application for dispute resolution, the notice of hearing and the amended application.

Mr. W. reports that the tenants vacated the premises on or about November 27 and that an order of possession is no longer required.

On the undisputed evidence of Mr. W., I award the landlords the following:

1. \$226.78 for storage paid by the landlords to store the incoming tenants' goods awaiting the respondent tenants vacating of the property,
2. \$420.00 paid by the landlords for the extra cost of unloading and then reloading the new tenants' belongings to the storage area, while awaiting the respondent tenants vacating the property,
3. \$176.15 due by the tenants for local government water and sewer charges,
4. \$800.00 unpaid rent for October 2016,

5. \$1850.00 for occupation rent for November 2016,
6. \$89.60 for two days of trailer rental awaiting move out by the respondent tenants, and,
7. \$82.37 paid by the landlords for trailer rental to move new tenants into the rental unit.

In result, the landlords are entitled to a monetary award totalling \$3644.90 as claimed. I award them recovery of the \$100.00 filing fee for this application.

By agreement of Mr. W., I authorize the landlord to retain the \$925.00 security deposit and \$308.33 pet damage deposit held by the landlords, in reduction of the award.

The landlords will have a monetary order against the tenants for the remainder of \$2511.57.

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: December 20, 2016

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Residential Tenancy Branch