



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding VANCOUVER EVICTION SERVICES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

The landlord applies for an order of possession and a monetary award for unpaid rent and occupation rent. The tenant did not attend the hearing within ten minutes after its scheduled start time.

The landlord's representative Ms. S.A. shows that the tenant was served with the application and notice of hearing by registered mail sent to the rental unit, where the tenant continues to reside. Canada Post records for that mail (tracking number shown on cover page of this decision) show that the mail was sent December 20, 2016 to the rental unit and went "unclaimed by recipient." On this evidence I find that the tenant has been duly served with the application and notice of hearing.

Ms. S.A. for the landlord reports that the landlord has obtained an order of possession in an earlier proceeding and withdraws that claim here.

On the undisputed evidence of Ms. S.A. I award the landlord \$200.00 for unpaid October 2016 rent, \$550.00 for unpaid November 2016 rent, \$1100.00 occupation rent for December 2016 and January 2017, plus recover of the \$100.00 filing fee. Ms. S.A. states the landlord is holding a \$225.00 security deposit. I authorize the landlord to retain it in reduction of the amount awarded.

There will be a monetary order against the tenant for the remainder of \$1725.00.

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 17, 2017

Residential Tenancy Branch

