



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards
Ministry of Housing and Social Development

Dispute Codes: CNR OPR OPC MNR FF O

Decision and Reasons

This hearing dealt with an application by the tenant to cancel a notice to end tenancy and an application by the landlord for an order of possession for a 10 day notice to end tenancy, an order of possession for a one month notice to end tenancy for cause, and a monetary order for unpaid rent. The landlord indicated that the tenants have moved out of the rental unit, and on that basis the landlord withdrew their applications for orders of possession. The tenants did not attend the hearing, and I therefore dismiss the application of the tenants.

The evidence of the landlord was that the tenants did not pay rent of \$1400 for August 2008, and it came to the attention of the landlord on or about August 16, 2008 that the tenants had moved out. The landlord was not able to re-rent the unit as the tenants left garbage behind and did significant damage to the unit which will require repairs. The landlord therefore also claims loss of revenue for September 2008.

I find that the landlord has established a claim for \$1400 in unpaid rent for August 2008 and \$1400 in lost revenue for September 2008. The landlord is also entitled to recovery of the \$50 filing fee for the cost of the application. I grant the landlord a monetary order under section 67 for the balance of \$2850. This order may be filed in the Small Claims Court and enforced as an order of that Court.

Dated September 08, 2008.