Dispute Resolution Services

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

DECISION

Dispute Codes: OPR, MNR, FF

Introduction

This matter dealt with an application by the landlord for an order of possession for unpaid rent and a monetary order or unpaid rent. The landlord also seeks to recover the cost of filing this application.

The landlord appeared at the hearing which was held via teleconference, but there was no appearance by the tenants. The landlord advises that he served the tenants in person with the notice of hearing and application for dispute resolution on August 21, 2008. I am satisfied that the tenant's have been served as required.

At the commencement of the hearing, the landlord advised that the tenants had vacated the property on August 30, 2008 and that an order of possession was no longer required.

Issue(s) to be Decided

Is the landlord entitled to a monetary order for unpaid rent, and if so in what amount?

Background and Evidence

The landlord gave evidence that the tenancy commenced on May 1, 2008 at a monthly rent of $825.00. The tenants failed to pay the rent in full for the month of August and on August 9, 2008 the landlord issued a 10 day notice to end tenancy. The tenants vacated the property on August 30, 2008 without notice to the landlord, and therefore he has been unable to re-rent the property for September 2008.

The landlord claims unpaid rent of $455.00 for August and an amount of $825.00 for September for loss of revenue. The landlord also seeks to recover the $50.00 filing fee for the cost of this application.

Analysis

I find that the landlord has proven that he is entitled to a monetary order for unpaid rent and for loss of revenue as claimed. I also grant the landlord the cost of filing this application.

Conclusion

I grant the landlord a monetary order in the amount of $1280.00. This order may be filed with and enforced as an order of the Provincial Court of British Columbia.

Dated: October 3, 2008