

DECISION

Dispute Codes: OPR, OPL, MND, MNR, MNSD, FF

This hearing dealt with an application by the landlords for an order of possession, a monetary order and an order to retain the security deposit in partial satisfaction of the claim. Despite having been served with the application for dispute resolution and notice of hearing in person on March 5, 2009, the tenant did not participate in the conference call hearing.

On or about January 1, 1999, the landlords collected a security deposit from the tenant in the amount of \$350.00. The tenancy began on the same day. Rent in the amount of \$725.00 is payable in advance on the first day of each month. The tenant failed to pay rent in the month of January, 2009 and on January 2, the landlords served the tenant with a notice to end tenancy for non-payment of rent. The tenant further failed to pay rent in the months of February, March and April.

Based on the landlords' testimony, I find that the tenant was served with a notice to end tenancy for non-payment of rent. The tenant has not paid the outstanding rent and has not applied for dispute resolution to dispute the notice and is therefore conclusively presumed to have accepted that the tenancy ended on the effective date of the notice. Based on the above facts, I find that the landlords are entitled to an order of possession. The tenant must be served with the order of possession. Should the tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

The landlords are seeking to recover from the tenant outstanding rent for the month of January in the amount of \$725.00. The tenant is currently still living in the rental unit. The landlords are therefore seeking to include a claim for loss of income for the months of February, March and April in the amount of \$2175.00. I find that the tenant should reasonably have known that the landlords could not

re-rent the unit while he was still in residence and I allow the claim for a further \$2175.00.

As for the monetary order, I find that the landlords have established a claim for \$725.00 in unpaid rent and \$2175.00 in loss of income. The landlords are also entitled to recovery of the \$50.00 filing fee. I order that the landlords retain the security deposit and interest of \$389.29 in partial satisfaction of the claim and I grant the landlords an order under section 67 for the balance due of \$2560.71. This order may be filed in the Small Claims Court and enforced as an order of that Court.