



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MNDC, MNR, MNSD, FF

Introduction

Some documentary evidence and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The respondent was served with notice of the hearing by registered mail that was mailed on May 19, 2009 but did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

Issues(s) to be Decided

This is a request for a monetary order for \$2225.00 and a request to retain the full security deposit plus interest toward this claim

Background and Evidence

The applicant testified that:

- The tenants failed to give Notice to End Tenancy and as a result they lost the full rental revenue to \$1450.00 for the month of May 2009.
- The tenants also terminated the tenancy before the end of the lease and therefore the landlords are asking that the tenants pay the \$725.00 liquidated damages amount allowed in that lease.



Dispute Resolution Services

Page: 2

Residential Tenancy Branch
Ministry of Housing and Social Development

Analysis

It is my decision that I will allow the full amount claimed by the landlords. I allow May 2009 rent of \$1450.00, because the tenants failed to give any Notice to End Tenancy and I allow the full liquidated damages claim because the tenants ended the tenancy before the term of the lease had expired.

I further order that the respondent bear the \$ 50.00 cost of the filing fee paid for this hearing.

Conclusion

I've allow the full claim of \$2225.00. I therefore order that the landlord(s) may retain the full security deposit plus interest:

\$726.84

I further Order that the Respondent(s) pay to the applicants the following amount:

\$1498.16

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: June 23, 2009.

Dispute Resolution Officer

(Note: this decision was produced with the use of voice recognition software)