



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## DECISION

Dispute Codes            MNR, MNDC, FF

### Introduction

A substantial amount of documentary evidence and written arguments have 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 respondents were served with notice of the hearing, by hand, on May 3, 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 \$4800.00. The applicant is also requesting that the respondent's bear the \$50.00 cost of the filing fee paid for today's hearing.

### Background and Evidence

The applicant testified that:

- The tenants breached a 1 year lease and as a result she lost the full rental revenue for February 2009, March 2009, & April 2009, for a total of \$4200.00.
- She also had to pay a \$600.00 fee to the property management firm to re-rent the unit.

The landlord is therefore asking for an order for the tenants to pay \$4800.00 to her.



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The landlord is also requesting an order for the tenants to bear the \$50.00 cost of the filing fee paid for this hearing.

Total amount requested \$4850.00

## Analysis

The tenants signed a 1 year lease that was to end on April 30, 2009; however the landlord discovered that the tenants had moved without notice, in February 2009. The landlord attempted to re-rent the unit but was unable to do so, until May 1, 2009, and therefore the tenants are liable for the full lost rent of \$4200.00.

I also allow the landlords claim for the property management fee of \$600.00 that she had to pay to get new tenants into the rental unit.

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

## Conclusion

I have issued an order for the respondents to pay \$4850.00 to the applicant

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 25, 2009.

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Dispute Resolution Officer

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