



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes FF, MNDC, MNR, OPR

Introduction

A substantial amount of 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 June 20, 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 an Order of Possession and for a monetary order for \$9,080.17.

Background and Evidence

The applicant's son testified that:

- The tenants have outstanding rent of \$5,543.00 to the end of June 2009.
- On June 29, 2009 the landlords found that the tenants had vacated the rental unit.
- The landlords were unable to re-rent the unit for the month of July and therefore lost the full rental revenue of \$1950.00 for July 2009.
- The tenants of also left outstanding utilities totalling \$1460.51.

The landlords are therefore asking for the following:

Outstanding rent	\$5,543.00
Outstanding utilities	\$1460.51
Filing fee	\$100.00
Total	\$9,053.51

Analysis

I have allowed the full amount claimed by the landlords as the tenants have left a substantial amount of outstanding rent and utilities and since the landlord also lost the full revenue for July 2009 I allow that portion of the claim as well.

The landlord had wanted to add some other items to the claim however it is my decision that I will not allow the landlord to add any items at this time as the other parties have not been served with notification of any changes to the application. The landlord will have to file a separate application to claim anything further.

Conclusion

I have issued an order for the respondents to pay \$9,053.51 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: July 27, 2009.

Dispute Resolution Officer