



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes OPR, MNR, FF

Introduction

This matter dealt with an application by the Landlords for an Order of Possession and a Monetary Order for unpaid rent, loss of rental income and to recover the filing fee for this proceeding. At the beginning of the hearing, the Landlords claimed that the tenancy has ended and as a result, they abandoned their application for an Order of Possession.

The Landlords said they served the Tenant in person on August 2, 2009 with the Application and Notice of Hearing. I find that the Tenant was served as required by s. 89 of the Act and the hearing proceeded in his absence.

Issues(s) to be Decided

1. Are there arrears of rent and if so, how much?

Background and Evidence

This tenancy started on May 1, 2009 and ended on or about August 31, 2009 when the Tenant moved out. Rent was \$650.00 payable on the 1st day of each month. The Landlords claimed that the Tenant had arrears of rent for May 2009 and did not pay rent for June 2009 when it was due. As a result, on June 24, 2009, the Landlords posted a 10 Day Notice to End Tenancy for Unpaid Rent on the Tenant's door.

The Landlords claim that the Tenant has arrears of rent of \$250.00 for May and has not paid rent for June, July and August, 2009. The Landlords also claim that the Tenant moved out without any notice to them and as a result, the rental unit could not be re-rented for the beginning of September 2009.

Analysis

In the absence of any evidence from the Tenant to the contrary, I find that there are rent arrears in the total amount of \$2,200.00. I also find that the Landlords are entitled to recover loss of rental income for September 1 – 15, 2009 of \$325.00. As the Landlords have been successful in this matter, they are also entitled to recover their \$50.00 filing fee for this proceeding.



Dispute Resolution Services

Page: 2

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Conclusion

A Monetary Order in the amount of **\$2,575.00** has been issued to the Landlords and a copy of it must be served on the Tenant. If the amount is not paid by the Tenant, the Order may be filed in the Provincial (Small Claims) Court of British Columbia and enforced as an Order of that Court.

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: September 09, 2009.

Dispute Resolution Officer