



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## DECISION

Dispute Codes FF MNDC, MNR

### Introduction

A substantial amount of documentary 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 July 24, 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 \$1441.59

### Background and Evidence

The applicant testified that:

- The respondent signed a tenancy agreement and moved into the rental unit on May 15, 2009, then moved out seven days later on May 23, 2009 without paying any rent.
- The respondent did not give the required Notice to End Tenancy and as a result the landlord also lost the full rental revenue for June 2009.
- The respondent's security deposit cheque was not honoured by the bank and as a result the landlords account went into overdraft and he had to pay a \$4.09 overdraft fee.

The applicant is therefore requesting an order as follows:



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Rent for May 15th 2009 to May 31, 2009	\$462.50
Bank charges	\$4.09
Filing fee	\$50.00
Total	\$1441.59

## Analysis

It is my finding that the applicant has established the full amount claimed. The tenant entered into a tenancy agreement with rent set at \$925.00 a month. She moved into the rental unit on May 15, 2009 and then vacated without giving the proper notice. No rent was paid and the landlord lost the full rental income from May 15, 2009 to June 30, 2009. Therefore the respondent is liable for that loss.

The respondent also issued a security deposit check to the landlord that was not honoured by the bank and therefore it is my decision that she is liable for the bank charges that resulted.

It is also my decision that the respondent must bear the \$ 50.00 cost of the filing fee paid for this hearing.

## Conclusion

I have issued an order for the respondent to pay \$1441.59 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: November 13, 2009.

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Dispute Resolution Officer