



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes 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 hand on August 6, 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 outstanding August 2009 rent, for the filing fee paid for this hearing, and a request to retain the full security deposit plus interest towards the claim.

Decision and reasons

The tenant vacated the rental unit on August 8, 2009 pursuant to an Order of Possession, however the landlord was unable to re-rent the unit in the month of August and therefore lost the full August rental revenue of \$970.00. Therefore it is my decision the tenant is liable for that lost revenue.



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I therefore Order, pursuant to Section 38, that the landlord(s) may retain the full security deposit plus interest (\$443.29) towards the outstanding rent.

I further Order pursuant to Section 67 that the respondent(s) pay to the applicant(s) the sum of:

Remaining Outstanding rent	\$483.71
Total	\$533.71

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 24, 2009.

Dispute Resolution Officer