



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      MNR, FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the Landlord for a monetary order and to recover the filing fee.

Although served with the Application for Dispute Resolution and Notice of Hearing by registered mail on May 12, 2010 the Tenant did not appear.

An agent for the Landlord appeared, gave affirmed testimony and was provided the opportunity to present their evidence orally and in written and documentary form, and make submissions to me.

### Issue(s) to be Decided

Has the Tenant breached the Act or tenancy agreement, entitling the Landlord to an order for monetary relief?

### Background and Evidence

Based on the affirmed testimony of the Agent for the Landlord, I find that the Tenant ended his tenancy early, gave the Landlord written notice, and was advised by the Landlord that he was responsible for the remaining months on the tenancy agreement in the event the rental unit could not be leased by that time, pursuant to the tenancy agreement.

The Landlord testified that they had to clean the unit, advertised on a regular basis and kept open a leasing office on premises 7 days a week, but that the earliest day the rental unit could be rented was June 15, 2010.

Analysis

Based on the above, the testimony and evidence, and on a balance of probabilities, I find as follows:

I find that the tenant vacated the rental unit early and that the Landlord made diligent efforts to re-rent the unit as soon as possible.

I find the Tenant has not paid the outstanding rent owed for breaking the lease and that the Landlord has established a total monetary claim of \$2,980.00.

I grant the Landlord an order for monetary relief under section 67 of the Act for the amount of **\$2,980.00**.

This order may be filed in the Provincial Court (Small Claims) and enforced as an order of that Court.

Conclusion

The Landlord is granted a monetary order for unpaid rent in the amount of \$2,980.00.

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 23, 2010.

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Dispute Resolution Officer