



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MNR, 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 registered mail but did not join the conference call that was set up for the hearing.

The registered mail was sent on May 31, 2010 to the tenant's present address, and therefore is deemed received five days later even if the respondent fails to pick up the registered mail.

All testimony was taken under affirmation.

Issues(s) to be Decided

This is a request for a monetary order for \$664.00 and a request that the respondent bear the \$50.00 cost of the filing fee that was paid for the application for dispute resolution.



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Background and Evidence

The applicant testified that:

- The tenant did not give the proper Notice to End Tenancy required under the Residential Tenancy Act.
- The tenants notice was given on April 7, 2010 and the tenants vacated at the end of April 2010.
- As a result of the late notice they were unable to re-rent the unit for the month of May 2010 and therefore lost the full rental revenue of \$664.00.

Analysis

The tenant failed to give one clear months Notice to End Tenancy as required by the Residential Tenancy Act and as a result the landlords lost the full rental revenue for the month of May 2010.

It is my decision that the tenant is liable for that lost revenue and I therefore allow the landlords full claim.

Conclusion

I have issued an order for the respondent to pay \$714.00 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: October 14, 2010.

Dispute Resolution Officer