



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes OPR, OPC, OPB, MNR, MNDC, FF

Introduction

This was an application by the landlord for an order for possession and for a monetary order. The hearing was conducted by conference call. The landlord called in and participated in the hearing. The tenant did not attend although she was served with the application and Notice of hearing sent by registered mail on August 19, 2010. The landlord testified that the tenant moved out of the rental unit on or about August 19, 2010

Issues(s) to be Decided

Is the landlord entitled to a monetary order and if so, in what amount?

Background and Evidence

The rental unit is one half of a duplex. In June, 2010 the tenant responded to an advertisement and telephone to inquire about the rental unit. The landlord told her that pets and smoking were not permitted. The landlord heard nothing further until June 20, 2010 when she arrived home to find the tenant at the rental unit with her goods loaded in a trailer. The tenant claimed that she had not been able to contact the landlord to confirm her intention to rent the unit.

The landlord permitted the tenant to move in at a monthly rent of \$700.00. The tenant paid the landlord \$700.00 in cash on June 20, 2010. Thereafter she refused to provide the landlord with references, refused to sign a tenancy agreement and refused to pay a

security deposit. The tenant moved out on or about August 19th without providing any written notice. The tenant did not pay any rent after she made the initial \$700.00 payment. The landlord has attempted to re-rent the unit but to date has been unsuccessful.

Analysis and conclusion

The tenant agreed to rent the unit at a monthly rent of \$700.00. She occupied the unit in August without paying rent and she gave no written Notice on moving out. I find that the landlord is entitled to claim unpaid rent for the period from July 20 to August 20 and she is entitled to claim a further \$700.00 loss of revenue for the following month. I award the landlord the \$50.00 filing fee for a total award of \$1,450.00. The *Residential Tenancy Act* does not permit the applicant to claim other costs such as the cost to send documents by registered mail. I grant the landlord an order under section 67 in the amount of \$1,450.00. This order may be registered in the Small Claims Court and enforced as an order of that court.