



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, MNDC, FF

### Introduction

This hearing dealt with an application by the landlord for an order of possession and a monetary order. Despite having been served with the application for dispute resolution and notice of hearing by registered mail sent on September 15, 2010, the tenants did not participate in the conference call hearing.

At the outset of the hearing the landlord advised that the tenants vacated the rental unit on or about October 1<sup>st</sup> or 2<sup>nd</sup>. As an order of possession is no longer required, I consider that claim to have been withdrawn.

### Issues(s) to be Decided

Is the landlord entitled to a monetary order as claimed?

### Background and Evidence

The landlord's undisputed testimony is as follows. The tenancy began on May 1, 2010 for a one fixed term. The tenants were obligated to pay \$926.00 per month in rent. The tenants paid a security deposit of \$463.00 on April 7, 2010. In August the tenants failed to pay \$526.00 of their rent and in September they paid no rent whatsoever. The landlord testified that the rental unit was left in a very dirty condition and the tenants did not return the keys. The landlord had to clean the unit before attempting to re-rent it. The landlord was unable to rent the unit for any portion of October.

Analysis

I accept the landlord's undisputed testimony and find that the tenants failed to pay a total of \$1,452.00 in rent and that the landlord suffered a loss of revenue for October in the amount of \$926.00. I find that the landlord is entitled to recover unpaid rent and loss of revenue and further find that the landlord is entitled to recover the \$50.00 filing fee paid to bring this application for a total claim of \$2,428.00.

Conclusion

I order that the landlord retain the security deposit of \$463.00 in partial satisfaction of the claim and I grant the landlord a monetary order under section 67 for the balance of \$1,965.00. This order may be filed in the Small Claims Division of the Provincial Court and enforced as an order of that Court.