



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      MNR, FF

### Introduction

This was an application by the landlord for a monetary order. The hearing was conducted by conference call. The landlord was represented by its property manager. The tenants did not attend, although served with the application and Notice of Hearing by registered mail sent on June 17, 2010.

### Issues(s) to be Decided

Is the landlord entitled to a monetary order for unpaid rent?

### Background and Evidence

The tenancy began March 1, 2010 for a fixed term with rent in the amount of \$825.00 due on the first of each month. The tenants' failed to pay rent for May. The landlord applied for a monetary order for May's rent and an order for possession. The orders were granted on June 9, 2010.

The landlord's representative testified that the tenants did not move out of the rental unit until June 22, 2010. No rent was paid for June. The landlord re-rented the unit effective July 1, 2010.

### Analysis and Conclusion

I find that the landlord is entitled to be compensated for its loss of revenue for the month of June, 2010. The landlord is also entitled to recover the \$50.00 filing fee for this

application for a total award in the amount of \$875.00 and I grant the landlord a monetary order under section 67 in the said amount. This order may be registered in the Small Claims Court and enforced as an order of that court.