



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes MNDC, FF

Introduction

This was an application by the tenants for a monetary order. The hearing was conducted by conference call. The tenant and the landlord's representative participated in the hearing.

Issues(s) to be Decided

Are the tenants entitled to a monetary order in the amount claimed?

Background and Evidence

Monthly rent for the rental unit was \$1,400.00 per month. the landlord served the tenants with a 2 month Notice to End Tenancy for landlord's use of property dated March 29, 2010. The Notice required the tenants to move out of the rental unit by May 31, 2010.

The tenants paid full rent for April. On April 8, 2010 they gave the landlord written notice that they would move out of the rental unit on April 30, 2010. In the Notice they provided a forwarding address and requested the payment of one month's rent pursuant to section 51 of the *Residential Tenancy Act*. The landlord failed to pay the requested compensation and on July 23, 2010 the tenants applied for a monetary order in the amount of \$1,400.00.

At the hearing the landlord's representative acknowledged that the tenants were entitled to compensation in the amount claimed.

Conclusion

I find that the tenants are entitled to payment from the landlord of the sum of \$1,400.00, being the equivalent of one month's rent payable under the tenancy agreement. The tenants are entitled to recover the \$50.00 filing fee paid for their application for a total award of \$1,450.00 and I grant the tenants 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.

Dated: December 14, 2010.
