



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes MNR MNDC

Introduction

This hearing dealt with an application by the landlord for a monetary order. Despite having been personally served with the application for dispute resolution and notice of hearing on January 23, 2011, the tenants did not participate in the conference call hearing.

Issue(s) to be Decided

Is the landlord entitled to the monetary amounts claimed?

Background and Evidence

The tenancy began on December 1, 2009 as a fixed term tenancy to end on November 30, 2010, with monthly rent in the amount of \$1275. On September 15, 2010 the tenants gave the landlord notice that they would be moving out on September 30, 2010. The tenants failed to pay \$637 of their rent for September 2010. The landlord cleaned the suite and property and advertised to re-rent, but he was unable to re-rent the unit until November 1, 2010. The landlord has claimed \$637 in outstanding rent for September 2010, \$1275 in lost revenue for October 2010 and \$21 for three stopped cheque fees of \$7 each.

Analysis

I am satisfied that the landlord mitigated his loss by attempting to re-rent the rental unit as soon as possible. Based on the landlord's undisputed evidence I find that the landlord is entitled to his full claim of \$1933.

Conclusion

I grant the landlord an order under section 67 for the balance due of \$1933. This order may be filed in the Small Claims Court and enforced as an order of that Court.

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: February 16, 2011.

Residential Tenancy Branch