



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Public Safety and Solicitor General

## **DECISION**

Dispute Codes      FF, MNR, MNSD

### Introduction

Some documentary evidence and written arguments have been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The respondent was served with notice of the hearing by registered mail that was mailed on November 12, 2010, but did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

### Issue(s) to be Decided

This is a request for a monetary order for \$1250.00, a request to recover the \$50.00 filing fee, and a request to retain the full security deposit towards this claim.

### Background and Evidence

The applicant testified that:

- The tenants did not give the required Notice to End Tenancy, notice was given October 20, 2010, and the tenants vacated sometime in early November 2010.
- The tenants paid no rent for the month of November 2010.

- They were not able to re-rent the unit in the month of November 2010 and therefore they lost the full rental revenue for that month.

The applicants are therefore requesting an order for the full November 2010 rent of \$1250.00 and recovery of the \$50 filing fee.

### Analysis

The Residential Tenancy Act requires that the tenants give one clear month Notice to End Tenancy and if they fail to do so they can be held liable for any lost rental revenue suffered by the landlord.

In this case the tenants did not give the required one clear month notice and as a result the landlords lost the full rental revenue for November 2010. I therefore allow the landlords full claim for the \$1250.00 lost rental revenue and the \$50.00 filing fee, for a total of \$1300.00.

### Conclusion

I have allowed the landlords full claim of \$1300.00, and therefore I order that the landlords may retain the full security deposit of \$625.00, and I have issued a monetary order in the amount of \$675.00.

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: March 15, 2011.

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Residential Tenancy Branch