



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR FF

Introduction

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

Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

Background and Evidence

The tenancy began on December 1, 2010. Rent in the amount of \$1350 was payable in advance on the first day of each month. The tenants paid no rent for June 2011. On June 14, 2011 the tenants gave written notice that they intended to vacate the rental unit by June 30, 2011. The landlord immediately began advertising to attempt to re-rent the unit. The tenants vacated the unit by June 30, 2011. The landlord was unable to re-rent the unit for July 2011. The landlord has claimed \$2700 in unpaid rent and lost revenue for June and July 2011.

Analysis

Based on the landlord's undisputed evidence, I find they are entitled to the full amount claimed of \$2700.

As the landlord's claim was successful, they are also entitled to recovery of the \$50 filing fee for the cost of their application.

Conclusion

I grant the landlord an order under section 67 for the balance due of \$2750. 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: September 29, 2011.

Residential Tenancy Branch