



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, MNSD, MNDC, FF

Introduction

A substantial amount of documentary evidence, photo evidence, and written arguments has 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 applicant(s) testified that the respondent was served with notice of the hearing by registered mail that was mailed on July 15, 2011, however the respondent(s) 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 \$1462.50, request for recovery of the \$50.00 filing fee, and a request to retain the full security deposit of \$487.50 towards the claim.

Background and Evidence

The applicant testified that:

- This tenancy began on June 15, 2011 with rent of \$975.00.
- The tenant also paid the security deposit of \$487.50.
- On June 30, 2011 the tenant vacated the rental unit without notice leaving a letter under the landlord's door stating she was ending her tenancy.
- The tenant put a stop payment on her rent cheque of \$487.50 for the month of June 2011.
- They also lost the full rental revenue for the month of July 2011 due to the short Notice to End Tenancy.

The applicants are therefore requesting an order as follows:

June 15-30 2011 rent	\$487.50
July 2011 lost rental revenue	\$975.00
Filing fee	\$50.00
Total	\$1512.50

Analysis

It is my finding that the landlord has shown that the tenant agreed to rent the rental unit from June 15, 2011 and a monthly rent of \$975.00.

The landlord has also shown that the tenant vacated without giving the required notice and as a result they lost the full rental revenue for the month of July 2011

Therefore since the tenant put a stop payment on all her rent cheques I allow the full amount claimed by the landlords.

Conclusion

I have allowed the full claim of \$1512.50 and I therefore order that the landlords may retain the full security deposit of \$487.50, and have issued a monetary order in the amount of \$1025.00.

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: October 18, 2011.

Residential Tenancy Branch