



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNR

Introduction

Some documentary 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(s) were served with notice of the hearing by hand on October 7, 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 \$1400.00 and a request for recovery of the \$50.00 filing fee.

Background and Evidence

This tenancy began in March 2011 with a monthly rent of \$700.00 per month.

On September 2, 2011 the tenants gave written notice to end the tenancy.

The applicant testified that:

- The tenants failed to pay the full September 2011 rent of \$700.00 and the full October 2011 rent of \$700.00 for a total of \$1400.00.
- The tenants vacated yesterday November 1, 2011. The applicants are therefore requesting a monetary order for the full outstanding rent and their filing fee.

Analysis

It is my finding that the tenants owe the full amount claimed by the landlords, because the tenants lived in the rental unit for the full months of September 2011 and October 2011 and failed to pay any rent for that time period.

I also allow the landlords claim for the \$50.00 filing fee.

Conclusion

I have issued an order for the respondents to pay \$1450.00 to the applicants.

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: November 02, 2011.

Residential Tenancy Branch