



# 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. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on March 15, 2012, the tenants did not participate in the conference call hearing.

### Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

### Background and Evidence

The tenancy began on June 15, 2011 as a fixed-term tenancy to end on June 14, 2012. Rent in the amount of \$850 was payable in advance on the first day of each month. The tenants were responsible for topping up the propane at the end of the tenancy to the amount of propane in the tank at the beginning of the tenancy.

The tenants abandoned the rental unit in October 2011. In a decision of the Director dated February 20, 2012, the landlord applied for and received compensation for lost revenue for November and December 2011, as well as for propane costs to top up the tank to the level at the outset of the tenancy. The landlords were able to re-rent the unit for February 1, 2012. The landlords have now applied for lost revenue of \$850 for January 2012 and propane costs of \$167.27 for keeping the house heated at 10 or 11 degrees for the month of January 2012.

### Analysis

I accept the landlords' undisputed evidence and find that they are entitled to their monetary claim in its entirety.

As the landlords' 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 \$1067,27. 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: April 16, 2012.

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Residential Tenancy Branch