



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC

Introduction

Some 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 applicant(s) testified that the respondent(s) were served with notice of the hearing by registered mail that was mailed on March 1, 2012, 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 \$670.00

Background and Evidence

The applicant testified that:

- The landlord verbally told her to pack her belongings and move out by the end of February 2012.
- Because the landlord was being verbally abusive, and frequently entered her suite without permission she decided to move as soon as possible, and vacated the rental unit on February 21, 2012.
- She is therefore requesting the return of one half a month's rent--\$435.00.

- She is requesting the cost of the moving truck--\$75.00.
- She is requesting the cost to put her belongings and storage--\$160.00.

Analysis

It is my decision that the applicant has not met the burden of proving any of her claims.

First of all, a verbal Notice to End Tenancy is not a valid notice and therefore the tenant did not need to vacate the rental unit.

Secondly, although the tenant claims that the landlord was verbally abusive and had been entering her suite without permission, she has provided no evidence in support of these claims.

Thirdly, the applicant has provided no evidence to support of her claim for moving costs or storage costs.

Conclusion

This application is dismissed in full without leave to reapply.

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 30, 2012.

Residential Tenancy Branch