



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes FF, MNR

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(s) were served with notice of the hearing by registered mail that was mailed on April 5, 2012, however the respondents refused to accept delivery of the register mail and therefore did not join the conference call that was set up for the hearing.

Registered mail is deemed served 5 days later even if the respondent refuses to accept it and therefore I proceeded with the hearing in the absence of the respondents.

All testimony was taken under affirmation.

Issue(s) to be Decided

This is a request for a monetary order for \$2800.00 and a request for recovery of the \$50.00 filing fee.

Background and Evidence

The applicant testified that:

- The tenants failed to pay the February 2012 rent of \$1400.00.
- The tenants also failed to pay the March 2012 rent of \$1400.00.
- The tenants vacated March 9, 2012 without notice.
- The tenants left the rental unit very dirty and with a lot of junk left behind and as a result she was unable to re-rent the unit until April 1, 2012.
- She is therefore requesting an order for rent for February 2012 and March 2012.

Analysis

It is my finding that the applicant has shown that the tenants failed to pay the rent of \$1400.00 for the months of February 2012 and March 2012.

Further since the landlord was unable to re-rent the unit in the month of March 2012 she lost the full rental revenue for that month.

I therefore allow the landlords full claim of \$2800.00.

I also order recovery of the \$50.00 filing fee.

Conclusion

I have issued a monetary order in the amount of \$2850.00

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: May 30, 2012.

Residential Tenancy Branch