



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      FF, MNDC

### Introduction

Some documentary evidence and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally.

All testimony was taken under affirmation.

### Issue(s) to be Decided

This is a request for a monetary order in the amount of \$8000.00

### Background and Evidence

The applicant's agent testified that:

- This tenancy began on September 1, 2012, with a 6 month fixed term, however on September 27, 2012 the landlord gave the tenants two days Verbal notice to vacate.
- The landlord gave no written notice to end tenancy.
- Because of the short notice the applicants are requesting compensation as follows.

All rent to be paid for the six month term	\$5850.00
Two months storage	\$200.00
Rent at their new residence \$800 X 2	\$1600.00
Filing fee	\$100.00
total	\$8903.60

### Analysis

It is my decision that I will not allow any of the applicants claim.

The tenants were never served with a valid notice to end tenancy, and therefore were not required to vacate the rental unit.

If the tenants choose to vacate the rental unit without receiving a valid notice to end tenancy, they do so at their own cost.

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: December 19, 2012.

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Residential Tenancy Branch