



# Dispute Resolution Services

Page: 1

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 for unpaid rent or lost revenue.

The landlord participated in the teleconference hearing, but the tenant did not call into the hearing. The landlord stated that she personally served an adult at the tenant's new residence with the application for dispute resolution and notice of hearing on January 22, 2013. I accepted the landlord's testimony regarding service of notice of the hearing, and I proceeded with the hearing in the tenant's absence.

### Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

### Background and Evidence

The landlord's evidence was that on February 21, 2012 the landlord and the tenant entered into a written agreement for a tenancy that was to begin on March 1, 2012. On February 24, 2012 the landlord received an email from the tenant, in which the tenant indicated that he was not moving into the rental unit. The landlord stated that she immediately began advertising to re-rent the unit, but she was unable to find a new tenant before April 1, 2012. As supporting evidence, the landlord submitted a copy of the tenancy agreement signed by the tenant. The landlord has claimed \$925 for lost revenue for March 2013.

Analysis

I find that the landlord is entitled to the amount claimed for lost revenue for March 2013. The tenant signed the tenancy agreement and then gave the landlord very short notice that he did not intend to move into the unit. I accept the testimony of the landlord that she began advertising immediately to attempt to mitigate her loss but was unable to find a new tenant before April 1, 2013.

As the landlord's application was successful, she is also entitled to recovery of the \$50 filing fee for the cost of her application.

Conclusion

I grant the landlord an order under section 67 for the balance due of \$975. 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 23, 2013

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Residential Tenancy Branch

