



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNR OPR MNR

### Introduction

This hearing dealt with applications by the tenants and the landlord. The tenants applied to cancel a notice to end tenancy for unpaid rent. The landlord applied for an order of possession and a monetary order for unpaid rent.

The landlord attended the hearing but the tenants did not. I therefore dismissed the tenants' application. The landlord stated that he served the tenants with his application and notice of the hearing by registered mail on July 3, 2013. I accepted the landlord's evidence regarding service of his application, and I proceeded with the landlord's application in the absence of the tenants.

The landlord stated in the hearing that he became aware on July 16, 2013 that the tenants had vacated the rental unit. I therefore dismissed the portion of the landlord's application regarding an order of possession.

### Issue(s) to be Decided

Is the landlord entitled to monetary compensation as claimed?

### Background and Evidence

The tenancy began on December 1, 2012, with monthly rent of \$1450 payable in advance on the first day of each month. At the outset of the tenancy, the tenants paid the landlord a security deposit of \$725. The tenants failed to pay rent in June 2013, and on June 9, 2013 the landlord served the tenants a notice to end tenancy for unpaid rent. The tenants further failed to pay rent for July 2013.

Analysis

Based on the undisputed evidence, I find that the landlord is entitled to unpaid rent for June 2013 and lost revenue for July 2013, as claimed.

Conclusion

The landlord is entitled to \$2900. I order the landlord to retain the security deposit of \$725 in partial compensation of this amount, and I grant the landlord an order under section 67 for the balance due of \$2175. 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: July 23, 2013

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Residential Tenancy Branch