



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Northern Property REIT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MND, MNDC, FF, MNR, MNSD
Introduction

This hearing dealt with an application by the landlord for a monetary order and an order to retain the security deposit in partial satisfaction of the claim. Despite having been served with the application for dispute resolution and notice of hearing by registered mail on September 9, 2013, the tenants did not participate in the conference call hearing. The landlord gave affirmed evidence.

Issue to be Decided

Is the landlord entitled to a monetary order as claimed?

Background, Evidence and Analysis

The landlord's undisputed testimony is as follows. The tenancy began on October 15, 2013 and ended on August 31, 2013. The tenancy was to be for a fixed term until September 30, 2013. The tenants were obligated to pay \$1200.00 per month in rent in advance and at the outset of the tenancy the tenants paid a \$600.00 security deposit and \$600.00 pet deposit. I address the landlord's claims and my findings around each as follows.

First Claim – The landlord is seeking \$1200.00 for loss of revenue for the month of September. The landlord advised that the tenant gave late verbal notice that she would be moving out by August 31, 2013. The landlord advised the tenant that the notice was late and that she was in breach of their fixed term agreement. The landlord advised that she was unable to re-rent the unit for September first despite making all reasonable attempts to do so. Based on the undisputed testimony and the supporting documentation submitted by the landlord I find that the landlord is entitled to \$1200.00.

Second Claim – The landlord is seeking \$401.17 for the replacement costs of two doors, three Venetian blinds and the labour to install them. The landlord submitted the

receipt and the condition inspection report to support their claim. I find that the landlord is entitled to \$401.17.

Conclusion

In summary, the landlord has been successful in the following claims:

Loss of Revenue	\$1200.00
Doors and Blinds	\$ 401.17
Filing Fee	\$50.00
	\$
	\$
	\$
Total:	\$1651.17

The landlord has established a claim for \$1651.17. I order that the landlord retain the \$600.00 security deposit and the \$600.00 pet deposit in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$451.17. 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: December 12, 2013

Residential Tenancy Branch

