



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Goldteam Property Management  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      MNR, MNSD, FF

### 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 documentary evidence and application for dispute resolution and notice of hearing by registered mail on August 15, 2014, the tenants did not participate in the conference call hearing. I am satisfied the tenants have been duly notified in accordance with Section 89 of the Act. 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 was scheduled to begin on August 1, 2014 for a one year term. The tenant provided a security deposit on July 25, 2014 in the amount of \$447.50. The rent was to be for \$995.0 a month however the first months' rent was to be \$746.25. The landlord stated that on July 31, 2014 the tenant advised that he no longer wished to move into the unit. The landlord stated that she advised the tenant that he had signed a contract and would be responsible for the first months' rent. The landlord stated that she immediately advertised the unit to re-rent it and was unable to rent the unit until September 1, 2014. The landlord is seeking the loss of revenue for the month of August in the amount of \$746.25.

The landlord provided documentary evidence to support her claim. Based on the testimony, documentary evidence and in the absence of any disputing evidence from the tenant, I find that the landlord is entitled to \$746.25.

The landlord is also entitled to the recovery of the \$50.00 filing fee.

Conclusion

The landlord has established a claim for \$796.25. I order that the landlord retain the deposit of \$447.50 in partial satisfaction of the claim and I grant the landlord an order under section 67 for the balance due of \$348.75. 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: March 16, 2015

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Residential Tenancy Branch

