



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNR, FF

Introduction

This is an application brought by the Landlord(s) requesting a Monetary Order in the amount of \$9500.00.

The applicant(s) testified that the respondent(s) were served with notice of the hearing by registered mail that was mailed on June 21, 2016; however the respondent(s) did not join the conference call that was set up for the hearing.

Pursuant to section 90 of the Residential Tenancy Act, documents sent by registered mail are deemed served five days after mailing and therefore it is my finding that the respondent(s) have been properly served with notice of the hearing and I therefore conducted the hearing in the respondent's absence.

All testimony was taken under affirmation.

Issue(s) to be Decided

The issue is whether or not the applicants have established a monetary claim against the respondents and if so in what amount.

Background and Evidence

The applicants testified that this tenancy began on April 15, 2015 with a monthly rent of \$750.00.

The applicants further testified that the tenants vacated the rental unit on April 30, 2016.

The applicants further testified that the tenants paid no rent at all during the whole term of the tenancy, and that all rent checks ever given to them were not honored by the bank.

The applicants further testified that the tenants vacated the rental unit without proper notice and they therefore also lost the May 2016 rent.

Therefore the tenants all outstanding rent as follows:

April 2015 rent outstanding prorated	\$375.00
May 2015 rent outstanding	\$750.00
June 2015 rent outstanding	\$750.00
July 2015 rent outstanding	\$750.00
August 2015 rent outstanding	\$750.00
September 2015 rent outstanding	\$750.00
October 2015 rent outstanding	\$750.00
November 2015 rent outstanding	\$750.00
December 2015 rent outstanding	\$750.00
January 2016 rent outstanding	\$750.00
February 2016 rent outstanding	\$750.00
March 2016 rent outstanding	\$750.00
April 2016 rent outstanding	\$750.00
May 2016 lost rental revenue	\$750.00
Total	\$10125.00

The applicants further stated that they did allow a discount in the rent for one month and therefore they are requesting a Monetary Order for the \$9500.00 in outstanding rent, and recovery of the \$100.00 filing fee.

Analysis

It is my finding that the landlords have shown that the tenants have failed to pay any rent during the term of their tenancy. The landlord has provided numerous statements from their bank showing that the tenant's checks were never honored.

I also accept the landlords testimony that the tenants failed to give the required one clear month Notice to End Tenancy and that they lost the rental revenue for the month of May 2016.

It is my decision therefore that I will allow the full amount of \$9500.00 claimed by the landlords for outstanding rent.

I also allow the request for recovery of the \$100.00 filing fee.

Conclusion

Pursuant to section 67 and 72 of the Residential Tenancy Act I have issued a Monetary Order in the amount of \$9600.00.

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: November 23, 2016

Residential Tenancy Branch