



# 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 for a monetary order for \$2200.00 and a request for recovery of the \$50.00 filing fee.

The applicants previously received a Substituted Service Order allowing them to serve the notice of hearing to the secretary or office manager of the tenant's employer.

The applicant(s) testified that the respondent was served with notice of the hearing by personal service to the office manager of the tenant's employer on October 11, 2015 however the respondent did not join the conference call that was set up for the hearing.

The Substituted Service Order stated that the documents would be considered served on the respondent seven days after they were served to the respondent's employer's office, and therefore it is my finding that the respondent has been properly served with notice of the hearing.

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 monetary claim against the respondent, and if so in what amount.

Background and Evidence

This tenancy began on March 19, 2014 for a fixed term expiring March 31, 2015.

The tenant failed to pay the August 2014 rent and September 2014 rent and then vacated the rental unit on September 3, 2014.

The landlords did not re-rent the unit in the month of September 2014 and therefore lost the full rental revenue for that month.

The landlords are requesting an order for the outstanding rent for August 2014, and the lost rental revenue for September 2014.

Analysis

I accept the landlord affirmed testimony that the tenant had signed a fixed term tenancy agreement with a monthly rent of \$1100.00 and an end of tenancy date of March 31, 2015.

I also accept the landlords affirmed testimony that the tenant failed to pay the August 2014 and September 2014 rent.

It is my finding therefore that the tenant is liable for the full August 2014 and September 2014 rent of \$1100.00 per month for a total of \$2200.00.

I also allow the request for recovery of the \$50.00 filing fee.

Conclusion

I have issued a monetary order for the respondent to pay \$2250.00 to the applicants.

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: May 12, 2015

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Residential Tenancy Branch

