



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards  
Ministry of Housing and Social Development

## **Decision**

**Dispute Codes:** MNR, OPR, MNSD, FF

## **Introduction**

This hearing dealt with an Application for Dispute Resolution by the landlord for an Order of Possession based on the Notice to End Tenancy for Unpaid Rent and a monetary order for rent owed. Although served with the Application for Dispute Resolution and Notice of Hearing, the Tenant did not appear.

## **Issue(s) to be Decided**

The landlord was seeking an Order of Possession and a monetary order claiming \$1,000.00. However, at the commencement of the hearing the landlord advised that the tenant had vacated the unit. In regards to the monetary claim, the issues to be determined based on the testimony and the evidence are:

- Whether the landlord is entitled to monetary compensation for rental arrears owed or loss of rent

## **Background and Evidence**

[1] The landlord advised that although the landlord had applied for rental arrears owed, an subsequent inspection of the suite vacated by the tenant revealed that additional damages must be claimed and the landlord will be making a subsequent application for a monetary order for these damages.

**Conclusion**

After some discussion, it was determined that it would be more expedient for all concerned if the claims for rent and for damages were made under one application. Accordingly this application is hereby dismissed with leave to reapply once the full extent of the claim is established.

September 26, 2008

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