



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      OPB, MNR, O

### Introduction

This matter dealt with an application by the Landlord for an Order of Possession and a Monetary Order for unpaid rent. The hearing started as scheduled at 11:00 a.m., however, by 11:10 a.m., the Landlord/Applicant had not dialled into the conference call. Consequently, the hearing proceeded in the Landlord's absence.

At the beginning of the hearing the Tenant claimed that the tenancy ended on August 1, 2009 and as a result, the Landlord's application for an Order of Possession is dismissed without leave to reapply.

### Issues(s) to be Decided

1. Are there arrears of rent and if so, how much?

### Background and Evidence

The Tenant claims that the Landlord verbally agreed to keep his \$500.00 security deposit in full satisfaction of any rent arrears. The Landlord did not provide any evidence in support of his application.

### Analysis

In the absence of any evidence from the Landlord, I find that there is no evidence to support his claim for unpaid rent and it is dismissed without leave to reapply.

### Conclusion

The Landlord's application is dismissed without leave to reapply. 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: August 19, 2009.

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Dispute Resolution Officer