

DECISION

Dispute Codes OPR, MNSD

Introduction

This hearing dealt with the landlord's Application for Dispute Resolution for an order of possession and a monetary order.

The hearing was conducted via teleconference and was not attended by either party.

The landlord's application had originally been reviewed through the direct request procedure, however, the Dispute Resolution Officer noted some questions regarding the tenancy agreement that required setting the procedure over to a participatory hearing. This hearing was convened to address these issues.

Issues(s) to be Decided

The issues to be decided are whether the landlord is entitled to an order of possession for unpaid rent and to retain all or part of the security deposit, pursuant to sections 38, 46, 55, 67, and 72 of the *Residential Tenancy Act (Act)*.

Conclusion

As the applicant landlord did not attend this hearing, I dismiss his application in its entirety 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: April 21, 2010.

Dispute Resolution Officer