



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Public Safety and Solicitor General

## DECISION

Dispute Codes      OPR MNR MNSD MNDC O FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the Landlord to obtain an Order of Possession for unpaid rent and a Monetary Order for unpaid rent or utilities, to keep all or part of the pet and or security deposit, for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement, for other reasons, and to recover the cost of the filing fee from the Tenants for this application.

### Issue(s) to be Decided

1. Have the Tenants breached the *Residential Tenancy Act*, regulation or tenancy agreement?
2. If so, has the Landlord met the burden of proof to obtain an Order of Possession and a Monetary Order as a result of that breach?

### Background and Evidence

Prior to the onset of the hearing the Landlord appeared at the teleconference hearing and advised he was not sure of what his rights were in this situation. He stated the Tenants vacated the property on approximately April 3, 2011 leaving the unit damaged and full of debris. He does not know where the Tenants are but he was fortunate to re-rent the unit as of April 15, 2011.

A brief discussion followed, where I confirmed there was no evidence on the Landlord's file; after which the Landlord requested to withdraw his application.

### Analysis

The Landlord has withdrawn his application so that he may have the opportunity to reapply in the future if he can locate the Tenants.

I have included with the Landlord's decision a copy of "A Guide for Landlords and Tenants in British Columbia" and I encourage the Landlord to familiarize himself with his rights and responsibilities as set forth under the *Residential Tenancy Act*.

Conclusion

The application has been withdrawn, therefore no further action is required and the file is now closed.

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 19, 2011.

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Residential Tenancy Branch