



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Public Safety and Solicitor General

DECISION

Dispute Codes MND, MNDC, MNSD, MNR, FF

This hearing was scheduled to hear the landlord's application for a Monetary Order for unpaid rent, damage to the rental unit; damage or loss under the Act, regulations or tenancy agreement; authorization to retain the security deposit; and, recovery of the filing fee. Both parties appeared at the hearing and were provided the opportunity to be heard and to respond to submissions of the other party.

At the onset of the hearing several preliminary issues were raised, including consideration for an adjournment; a previous dispute resolution proceeding; rules for amending applications; and, service requirements.

The landlord requested this application be withdrawn with liberty to reapply. Since the tenants have since made an application for return of the security deposit and a hearing has been set to hear the tenants' application on July 13, 2011 I do not find the withdrawal of this application prejudices the tenants.

In light of the above, I grant the landlord's request to withdraw this application and I grant the landlord leave to reapply. I also encourage the parties to familiarize themselves with the requirements of the Act and the Rules of Procedure with respect to serving documents.

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 01, 2011.

Residential Tenancy Branch