



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

**Dispute Codes:** OPR

### **Introduction**

This is the Landlord's application for an Order of Possession for unpaid rent.

The Landlord gave affirmed testimony at the Hearing. The Landlord testified that she personally served the Tenant with the Notice of Hearing documents on April 13, 2011, in the evening, with a witness present. Based on the affirmed testimony of the Landlord, I am satisfied that the Tenant was served with the Notice of Hearing documents and the Hearing proceeded in his absence.

### **Preliminary Matters**

At the outset of the Hearing, the Landlord advised that the Tenant moved out of the rental unit and that she therefore no longer requires an Order of Possession. The Landlord indicated that the Tenant owed rent for three months and that he caused damage to the rental unit. I advised the Landlord that since she had not yet applied for a monetary order, I could not deal with unpaid rent today. The Landlord is at liberty to file another application for a monetary order.

### **Conclusion**

The Landlord's application is dismissed.

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: May 10, 2011.

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Residential Tenancy Branch