



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

REVIEW HEARING DECISION

Dispute Codes OPR

Introduction

This landlord's application was originally dealt with as a Direct Request Proceeding on November 24, 2011 on written submissions only with the result that the landlord was issued with an Order of Possession effective two days from service on a finding that the tenant was three months behind on the rent.

The tenant subsequently made application for Review Consideration and was granted the present Review Hearing on questions of service of the Notice to End Tenancy dated November 11, 2011.

Despite having made application for this Review Hearing, the tenant did not call in to the number provided to enable his participation in the telephone conference call hearing while the landlord did appear and was prepared to support the evidence given in her original application.

Issue(s) to be Decided

This matter now requires a decision on whether the original decision of November 24, 2011 should be reinstated.

Background and Evidence

This tenancy ran from July 19, 2011 to the period from December 4, 2011 when the landlord stated the tenant abandoned the rental unit over a period of days without having given notice or a forwarding address, and after having made application for the present Review Hearing.

The landlord stated that the tenant left the rental unit with substantial damage and severely in need of major cleaning and repairs. The landlord has made application for a Monetary Order for the unpaid rent which she may amend to include damages.

Analysis

In the absence of the tenant whose application resulted in the present hearing, I order that the original Decision and Order issued during the Direct Request Proceeding of November 24, 2011 are reinstated to secure the landlord's right to occupy the property.

Conclusion

The Decision and Order granted as a result of the Direct Request Proceeding of November 24, 2011 are reinstated. The tenancy has ended and the tenant has no further right to attend the property.

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: December 29, 2011.

Residential Tenancy Branch