



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

OPR, MNR

Introduction

This matter was adjourned from a Direct Request Proceeding that took place on April 24, 2012. The dispute resolution officer found that a conference call hearing was required in order to determine the Landlord's entitlement to an Order of Possession and Monetary Order for unpaid rent.

The Landlord's agent gave affirmed testimony at the Hearing.

Preliminary Matters

At the outset of the Hearing, the Landlord's agent testified that the Tenants have moved out of the rental unit and did not leave a forwarding address, so the Landlord was not able to serve the Tenants with the Notice of Reconvened Hearing.

The Landlord's application for an Order of Possession is dismissed as the Landlord has taken possession of the rental unit and the Order is not longer required.

As the Landlord was not able to serve the Tenants with the Notice of Reconvened Hearing, the Landlord's application for a monetary order for unpaid rent is dismissed with leave to reapply.

Conclusion

The Landlord's application for an Order of Possession is dismissed.

The remainder of the Landlord's application is dismissed, **with 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: May 18, 2012.

Residential Tenancy Branch