



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

### Dispute Codes:

OPR, MNR, MNSD, MNDC, FF

### Introduction

This hearing was convened in response to the Landlord's Application for Dispute Resolution, in which the Landlord has made application for an Order of Possession for Unpaid Rent, a monetary Order for unpaid rent, a monetary Order for money owed or compensation for damage or loss, to retain all or part of the security deposit, and to recover the filing fee from the Tenant for the cost of this Application for Dispute Resolution.

### Issue(s) to be Decided

The issues to be decided are whether the Landlord is entitled to an Order of Possession for unpaid rent; to a monetary Order for unpaid rent and damage to the rental unit; to keep all or part of the security deposit; and to recover the filing fee from the Tenant for the cost of the Application for Dispute Resolution, pursuant to sections 38, 55, 67, and 72 of the *Residential Tenancy Act (Act)*.

### Background and Evidence

The Landlord stated that he personally served copies of the Application for Dispute Resolution and Notice of Hearing to the female Tenant on October 07, 2012. The Landlord stated that he served copies of the Application for Dispute Resolution and Notice of Hearing to the male Tenant by leaving them with the female Tenant on October 07, 2012.

The Landlord stated that he did not submit any evidence to support his Application for Dispute Resolution nor did he serve any evidence to the Tenant.

After being advised that it is highly unlikely that I would grant an Order of Possession without viewing the Notice to End Tenancy that is the subject of this Application, the Landlord elected to withdraw the Application for Dispute Resolution.

Analysis

I find that the Landlord withdrew the Application for Dispute Resolution. The Landlord retains the right to file another Application for Dispute in regards to these matters.

Conclusion

This decision is recorded pursuant to the authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: November 07, 2012.

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Residential Tenancy Branch