



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF

This is an application filed by the Landlord for an order of possession and a monetary order for unpaid rent and the recovery of the filing fee.

The Landlord attended the hearing by conference call and gave undisputed testimony. The Tenant did not attend or submit any documentary evidence. The Landlord states that the Tenant was served with the notice of hearing package by Canada Post Registered Mail May 1, 2013 and has provided a copy of the Customer Receipt Tracking No. as confirmation. I am satisfied that both parties have been properly served with the notice of hearing and submitted evidence packages.

At the beginning of the hearing the Landlord advised that an order of possession was no longer required because the Tenants had vacated the rental unit sometime in early May of 2013 and that he had changed the locks. No further action is required for this portion of the Application.

The Landlord advised he was unable to proceed today and asked that the monetary claim be withdrawn, accordingly I dismiss the Landlord's application with leave to reapply. Leave to reapply is not an extension of any applicable limitation period.

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 24, 2013

Residential Tenancy Branch