



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes: OPR, MNR, MDSD & FF

### **Introduction**

A hearing was conducted by conference call in the presence of the applicant and in the absence of the respondent although duly served. On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

I find that the Notice to End Tenancy was sufficiently served on the Tenant by posting on April 4, 2013. Further I find that the Application for Dispute Resolution/Notice of Hearing was sufficiently served on the Tenant by mailing, by registered mail to where the tenant resides on April 16, 2013. With respect to each of the applicant's claims I find as follows:

### **Issue(s) to be Decided**

The issues to be decided are as follows:

- a. Whether the landlord is entitled to an Order for Possession?
- b. Whether the landlord is entitled to A Monetary Order and if so how much?
- c. Whether the landlord is entitled to retain all or a portion of the security deposit/pet deposit?
- d. Whether the landlord is entitled to recover the cost of the filing fee?

### **Background and Evidence:**

The tenancy began approximately one year ago. The rent is \$500 per month payable on the first day of each month. The tenant paid a security deposit of \$250. The tenant(s) failed to pay the rent for the months of April and the sum of \$500 remains owing. The tenant(s) vacated the rental unit at the end of April.

Analysis

The representative of the landlord stated that she wished to withdraw the claim as she has regained possession of the rental unit.

**As a result of the request of the representative of the landlord I ordered that the application be dismissed with liberty to re-apply.**

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 09, 2013

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Residential Tenancy Branch