



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Cascadia Enterprises
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, OPC, OPB, MNSD

This is an application filed by the Landlord for an order of possession as a result of a notice to end tenancy issued for unpaid rent or utilities, for cause, for breach of an agreement with the Landlord and to keep all or part of the security deposit.

Both parties attended the hearing by conference call and gave testimony. As both parties have attended and have confirmed receipt of the notice of hearing package, I am satisfied that both parties have been properly served.

At the outset, both parties confirmed that the Tenant had vacated the rental unit on May 31, 2013 and that possession was no longer an issue. As such, no further action is required for this portion of the Landlord's claim.

Both parties confirmed that the Landlord's Application to retain the security deposit is premature as no details were available to either party at the end of the tenancy as to damages or unpaid rent and that the Tenant has not provided a forwarding address in writing to the Landlord. As such, this portion of the Landlord's claim is dismissed with leave to reapply.

During the hearing, the Tenant provided an address and telephone number of her advocate to serve as her forwarding address in writing. As of the date of this hearing, the Landlord has confirmed receipt of the Tenant's forwarding address in writing. The Landlord's Application shall be amended to update the Tenant's address.

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: June 07, 2013

Residential Tenancy Branch