



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### Dispute Codes:

MNSD, AAT, AS, CNR, LAT, OPT, and FF

### Introduction

This hearing was convened in response to an Application for Dispute Resolution, in which the Tenant applied for the return of her security deposit, for access to the rental unit, for authorization to sublet the rental unit, to set aside a Notice to End Tenancy for Unpaid Rent, for authorization to change the locks, for an Order of Possession, and to recover the filing fee from the Landlord for the cost of filing this application.

### Issue(s) to be Decided

Is the Tenant entitled to the return of her security deposit; is the Tenant entitled to an Order requiring the Landlord to provide access to the rental unit; should the Tenant be granted authorization to sublet the rental unit; should the Notice to End Tenancy for Unpaid Rent be set aside; should the Tenant be granted authorization to change the locks; and should the Tenant be granted an Order of Possession?

### Background and Evidence

The hearing was scheduled for 2:30 p.m. today and by 2:41 p.m. only the Landlord had appeared. The Landlord requested an Order of Possession.

### Analysis

I find that the Tenant failed to diligently pursue the application and I therefore dismiss the application without leave to reapply.

As the Landlord requested an Order of Possession at the hearing, I find that she is entitled to that Order pursuant to section 55(1) of the *Act*.

### Conclusion

I grant the Landlord an Order of Possession that is effective two days after it is served upon the Tenant. This Order may be served on the Tenant, filed with the Supreme

Court of British Columbia, and enforced as an Order of that Court.

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 19, 2013

---

Residential Tenancy Branch