



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BRISTOL ESTATES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNSD, MNDC, FF

Introduction

This hearing was in response to an Application for Dispute Resolution made by the landlord for an Order of Possession and a Monetary Order for unpaid rent or utilities. The landlord also applied to keep all or part of the pet damage or security deposit, for money owed or compensation for loss or damage, and to recover the application filing fee from the tenant.

The landlord attended the hearing but the tenant did not despite the phone line being open for more than 10 minutes. The landlord made the application and served the tenant a copy of the application and the Notice of Hearing documents personally on August 15, 2013. In the absence of any evidence to contradict this, I am satisfied that the tenant was served the documents as required by the *Residential Tenancy Act*.

Analysis & Conclusion

At the start of the hearing, the landlord withdrew the application as the tenant had paid the outstanding rent and the landlord wanted to re-instate the tenancy. As no further action is required with respect to the application, I dismiss it in its entirety and the file is now closed.

However, I would kindly draw the attention of the tenant to his obligations regarding payment of rent under Section 26(1) of the *Act* which states that a tenant must pay rent when it is due under the tenancy agreement.

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: September 20, 2013

Residential Tenancy Branch

