



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 a representative 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 personally served on the Tenant on September 28, 2013. Further I find that the Application for Dispute Resolution/Notice of Hearing was sufficiently served by mailing, by registered mail to where the respondent resides on October 7, 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 started on October 1, 2012. The rent is \$750 per month payable on the first day of each month. The tenant(s) paid a security deposit of \$375 at the start of the tenancy.

The landlord testified the tenant has paid the arrears and the \$50 filing fee. As a result the landlord agreed to reinstate the tenancy and withdraw the within application..

Analysis

The tenant has paid the arrears; the landlord has reinstated the tenancy and requested to withdraw the application. **As a result I order the application be dismissed as withdrawn. The tenancy shall continue with the rights and obligations of the parties remaining unchanged.**

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: November 15, 2013

Residential Tenancy Branch

