



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding All Seven Stars Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* (the *Act*) for:

- an Order of Possession for unpaid rent pursuant to section 55;
- a monetary order for unpaid rent pursuant to section 67;
- authorization to retain all or a portion of the tenant's security deposit in partial satisfaction of the monetary order requested pursuant to section 38; and
- authorization to recover the filing fee for this application from the tenant pursuant to section 72.

The tenant did not attend this hearing, although I waited until 3:22 p.m. in order to enable her to connect with this teleconference hearing scheduled for 3:00 p.m. The landlord attended the hearing and was given a full opportunity to be heard, to present sworn testimony, and to make submissions.

The landlord testified that he handed the tenant a 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) at 5:45 p.m. on September 4, 2013 for \$900.00 that was then owing. The landlord testified that he handed the tenant a copy of the landlord's dispute resolution hearing package at 1:45 p.m. on October 8, 2013. I am satisfied that the landlord served these documents in accordance with the *Act*.

At the commencement of the hearing, the landlord testified that the landlord had accepted a number of payments of rent from the tenant since the landlord issued the 10 Day Notice on September 4, 2013. He said that \$175.00 remains owing.

The landlord withdrew the application for dispute resolution as he was no longer pursuing an Order of Possession on the basis of the 10 Day Notice issued on September 4, 2013. The landlord's application is withdrawn.

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 19, 2013

Residential Tenancy Branch

