Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes   OPR, OPC, MNR, MNSD, MNDC, FF

Introduction

This hearing was convened by conference call in response to an Application for Dispute Resolution made by the landlord to obtain an Order of Possession for unpaid rent or utilities and for cause. The landlord also applied for a Monetary Order: for unpaid rent and utilities; for money owed or compensation for damage or loss under the *Residential Tenancy Act* (referred to as the Act), regulation or tenancy agreement; to keep all or part of the pet damage and security deposit; and to recover the cost of this application from the tenant.

Analysis & Conclusion

The landlord appeared for the hearing and the tenant appeared late. However, during the hearing the landlord withdrew the entire application as the tenant and landlord were in negotiations for the tenant to pay the outstanding monies owed to the landlord and there was an intention by both parties to continue the tenancy. As a result, I dismiss the landlord's application with leave to re-apply.

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: January 09, 2014

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Residential Tenancy Branch