



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNSD, OPR, MNR, MNDC, FF

Introduction

This telephone conference call hearing was convened as the result of the landlord's application for dispute resolution under the Residential Tenancy Act (the "Act") for an order of possession for the rental unit due to unpaid rent, a monetary order for money owed or compensation for damage or loss and unpaid rent, for authority to retain the tenants' security deposit, and for recovery of the filing fee.

The hearing began at 9:00 a.m. as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, the applicant/landlord did not dial into the telephone conference call hearing; however tenant LS and her legal counsel were present and ready to proceed with the hearing.

The tenant LS submitted that she had not lived in the rental unit since October 16, 2013, when she was forced to flee due to circumstances brought on by tenant CR, who remained in the rental unit. LS has had no contact with CR since the time she vacated the rental unit, according to LS.

Analysis and Conclusion

In the absence of the landlord to present their claim, pursuant to section 10.1 of the Dispute Resolution Rules of Procedure (Rules) and due to the appearance of one of the respondents, I dismiss the landlord's application, without leave to reapply.

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: February 20, 2014

Residential Tenancy Branch

