



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF

Introduction

This hearing was convened by conference call 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 recover the cost of this application from the Tenant.

Analysis & Conclusion

The Landlord appeared for the hearing and testified that he served the Tenant with the Notice of Hearing documents by registered mail pursuant to section 89(1)(c) of the *Residential Tenancy Act* (the "Act"). The Landlord provided a copy of the Canada Post tracking number as evidence for this method of service and as a result, I find that the Landlord served the Tenant pursuant to section 90(c) of the Act.

There was no appearance for the Tenant during the hearing and the Tenant did not submit any evidence prior to the hearing. However, the Landlord requested to withdraw the entire application to re-consider the claim. As a result, I dismiss the Landlord's application with leave to re-apply. The Tenant is cautioned in relation to his obligations to pay rent in accordance with section 26(1) of the Act.

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 27, 2014

Residential Tenancy Branch

