



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, FF, CNC, MT

Introduction

This hearing dealt with an application by the landlord for an order of possession, a monetary order and an order to retain the security deposit in partial satisfaction of the claim. The tenants filed an application seeking to have the One Month Notice to End Tenancy for Cause set aside and an order to allow them more time to file an application for dispute resolution. The landlords' application was before another Arbitrator on August 6, 2014. On that date it was confirmed by both parties that the tenants had moved out and was adjourned to today's date to join up with the tenants' application. The landlord participated in the conference call hearing but the tenant(s) did not. I am satisfied that the tenants were aware of today's as this was the hearing date set for their application.

Issues to be Decided

Is either party entitled to any of the above under the Act, regulation or tenancy agreement?

Background and Evidence

The landlord gave the following testimony:

The tenancy began on or about April 1, 2014 and ended on August 1, 2014. Rent in the amount of \$650.00 is payable in advance on the first day of each month. The landlord stated that the tenants did not pay the rent for June and July and that they were

preparing to start a grow op. The landlord stated the tenants caused over five thousand dollars in damage. The landlord stated that he is "looking for \$5000.00 but I'll take whatever you think is fair.

Analysis

As the tenants have already vacated the unit I dismiss their application in its entirety. The landlord did not provide any rent ledgers, tenancy agreements, photos, condition inspection reports or 10 Day Notice to End Tenancy for Unpaid Rent or Utilities. The landlord did not provide sufficient evidence to support his claim. Based on the above I dismiss the landlords' application in its entirety.

Conclusion

The landlords' application is dismissed in its entirety.

The tenants' application is dismissed in its entirety.

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: September 04, 2014

Residential Tenancy Branch

