



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, FF

### Introduction

The landlord applies for an order of possession pursuant to a ten day Notice to End Tenancy for unpaid rent and for a monetary award for unpaid rent.

The tenant stated he was vacating the premises. It was agreed that landlord will have an order of possession effective at one o'clock on November 30, 2014.

The remaining issue is what rent is owed. It is clear the landlord is owed money but he has failed to present cogent evidence about what the tenancy arrangement was or what is owed. He has only recently purchased the property and does not appear to have any written tenancy agreement. It is unclear whether he rented this entire five bedroom home to the tenant or whether there was a separate tenancy with the occupants of the lower level. The tenant argues he was the property manager for the landlord. Without some documentation to establish what the tenant was to pay it is not reasonable for me to make a decision. I permit the landlord to withdraw his application for a monetary award, properly prepare and to re-apply. If any leave is required for another application, I grant it.

I authorize the landlord to recover the \$50.00 filing fee for this application from the \$450.00 security deposit he says he holds.

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 20, 2014

---

Residential Tenancy Branch

