



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BRISTOL ESTATES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes: OPR, MNR, MNSD, FF

Introduction

This hearing was convened in response to an application by the landlord pursuant to the *Residential Tenancy Act* (the Act) for Orders as follows:

1. An Order of Possession - Section 55;
2. A Monetary Order for unpaid rent - Section 67;
3. An Order to retain the security deposit - Section 38
4. An Order to recover the filing fee for this application - Section 72.

I accept the landlord's evidence that despite the tenant having been personally served with the application for dispute resolution and notice of hearing on January 16, 2015 the tenant did not participate in the conference call hearing. The landlord was given full opportunity to be heard, to present evidence and to make submissions; however, at the outset of this hearing the landlord testified that the tenant had satisfied the rent by the end of January and established a small credit into February and the landlord was confident in the tenancy. As a result, the landlord testified they were withdrawing their application.

Analysis and Conclusion

As there is no prejudice to the tenant, the application is effectively cancelled and dismissed.

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 03, 2015

Residential Tenancy Branch

