



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, MNSD, FF

Introduction

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* (the *Act*) for:

- an Order of Possession for unpaid rent, pursuant to section 55;
- a monetary order for unpaid rent, pursuant to section 67;
- authorization to retain all or a portion of the tenant's security deposit in partial satisfaction of the monetary order requested, pursuant to section 38; and
- authorization to recover the filing fee for this application from the tenant, pursuant to section 72.

The tenant did not attend this hearing, although it lasted approximately 30 minutes. The landlord and her language interpreter, "YS," attended the hearing and were each given a full opportunity to be heard, to present sworn testimony, to make submissions and to call witnesses. The landlord confirmed that YS had authority to speak on her behalf and interpret the English language for her, at this hearing.

Preliminary Issue

At the outset of the hearing, YS indicated that in addition to providing language interpretation for the landlord, YS also wanted to provide witness evidence at this hearing. YS also submitted her own written evidence to be considered with the landlord's application. YS attempted to find another independent language interpreter to assist during the hearing, but was unable to do so. YS stated that the landlord could not proceed with the hearing because YS wanted to provide independent witness evidence and the landlord was unable to obtain another independent language interpreter. YS indicated that the landlord would file a new application.

I advised YS that the landlord's entire application was dismissed with leave to reapply.

I did not hear any substantive evidence with respect to this application.

Conclusion

The landlord's entire application is dismissed with 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 10, 2015

Residential Tenancy Branch

