



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Pacific Welfare
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNSD, MNDC, MND, MNR, FF

Introduction and Preliminary Matters

This hearing dealt with the landlord's application for dispute resolution under the Residential Tenancy Act (the "Act"). The landlord applied for authority to keep all or part of the tenants' pet damage deposit or security deposit, a monetary order for money owed or compensation for damage or loss, unpaid rent, and alleged damage to the rental unit, and for recovery of the filing fee paid for this application.

The landlord's agent (hereafter "landlord") attended the telephone conference call hearing; the tenants did not attend.

At the outset of the hearing, the matter of the landlord's documentary evidence was discussed. The landlord was informed that as they had not complied with the Dispute Resolution Rules of Procedure (Rules) 2.5 and 3.14, by filing their available evidence with their application on August 18, 2014, or even within 14 days of the hearing, when it was filed on March 6, 2015, I would not consider their evidence with this application. Additionally, the landlord failed to provide a detailed calculation of their monetary claim, as required by section 59(2)(b) of the Act and 2.5 of the Rules.

At this point, the landlord requested that their application be withdrawn.

Analysis

As the landlord requested withdrawal of their application, I grant this request, having made no findings of fact or law. The landlord is at liberty to file another application if they so choose.

Conclusion

The landlord's request has been granted and their application has been withdrawn.

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: March 12, 2015

Residential Tenancy Branch

