



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding COLUMBIA PROPERTY MANAGEMENT LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNR, MNDC, 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 and damage 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.

### Preliminary Issue – Service

The landlord testified that this tenancy began in July 2014 at which time the tenants paid a security deposit of \$300.00. This tenancy had a rental amount of \$600.00 payable on the first of each month. The landlord testified that the tenants have failed to pay rent for the month of February 2015, either on February 1, 2015 as required under the tenancy agreement or after the issuance of a notice to end tenancy. She testified that a 10 Day Notice to End Tenancy for Unpaid Rent ("10 Day Notice") was issued to the tenants by posting it on their rental unit door on February 4, 2015. The landlord testified that the tenants paid no rent for February 2015.

The landlord attending this hearing and testified that she has evidence and reason to believe the tenants vacated the rental unit on or about February 22, 2015. She testified that her office sent out dispute resolution packages by registered mail on February 26, 2015. She testified that the packages were sent to the tenants at the rental unit address and that the tenants did not make contact or reply. She testified that she does not believe the tenants received notice of this hearing. She also testified that the tenants have, as of the date of this hearing, provided no forwarding address.

Conclusion

The landlord sought to withdraw her application in its entirety at this time. Therefore, her application is withdrawn.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 30, 2015

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Residential Tenancy Branch

