



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR

Introduction

The landlord had applied for an Order of Possession and Monetary Order for unpaid rent by way of the Direct Request procedure on February 25, 2015. On March 4, 2015 the Adjudicator reviewing the landlord's application and submissions determined that it was necessary to send the matter to a participatory hearing. The landlord was ordered to serve the tenant with notice of the participatory hearing set for today's date.

At the participatory hearing the landlord's agent testified that the landlords were unable to serve the tenant with notice of today's hearing as the tenant had abandoned the rental unit on or about February 25, 2015. The landlord confirmed that possession of the unit has been regained and that the unresolved issue(s) is that of monetary compensation due to the landlord.

As the tenant had not been notified of the hearing I dismissed the landlord's application with leave. The landlord is at liberty to file another Application within the two year time limit that is provided under the Act in order to seek compensation for any and all losses recoverable from the tenant under the Act.

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: April 14, 2015

Residential Tenancy Branch

