



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes: OPR, CNR, OPC

### Introduction

This hearing was convened in response to cross applications.

The Landlord filed an Application for Dispute Resolution, in which the Landlord applied for an Order of Possession for Unpaid Rent and an Order of Possession for Cause.

The Tenant filed an Application for Dispute Resolution, in which the Tenant applied to set aside a Notice to End Tenancy for Unpaid Rent.

### Issue(s) to be Decided

Is the Landlord entitled to an Order of Possession?  
Should the Notice to End Tenancy for Unpaid Rent be set aside?

### Background and Evidence

At the outset of the hearing the Agent for the Landlord stated that the Tenant has returned the keys to the rental unit; that the Landlord now has possession of the rental unit; and that the Landlord would like to withdraw the application for an Order of Possession.

### Analysis

As the rental unit has been vacated and the Tenant did not attend the hearing, I find it reasonable to conclude that the Tenant has abandoned the application to cancel a Notice to End Tenancy for Unpaid Rent.

### Conclusion

As the Landlord withdrew the application for an Order of Possession and the Tenant has abandoned the application to cancel a Notice to End Tenancy, there is no need for me to render a decision regarding the merits of the Applications for Dispute Resolution.

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: May 21, 2015

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Residential Tenancy Branch

