



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Complete Residential Property Management Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

MNDC, MNSD, CNC, MT, OLC, FF

Introduction

This was a cross-application hearing.

The tenants applied requesting more time to cancel a one month Notice to end tenancy for cause issued on May 6, 2015, to cancel the Notice, compensation for damage or loss, return of the security deposit, an Order the landlord comply with the Act and return of the filing fee cost from the landlord.

The landlord has applied requesting an Order of possession based on the one month Notice to end tenancy and to recover the filing fee cost from the tenants.

This matter was set for hearing at 9:00 a.m. on this date. The landlord was present at the start of the hearing. The landlord provided affirmed testimony that on June 19, 2015 copies of the hearing documents were sent to each tenant via registered mail to the rental unit address. A Canada Post tracking number for each tenant was supplied. Therefore, I find that the tenants have each been served effective June 24, 2015, with Notice of the landlord's hearing.

The landlord confirmed that the tenants vacated the rental unit on June 30, 2015 and that a move-out inspection was completed on that date. The security deposit has been returned to the tenants.

The landlord confirmed receipt of the tenants' application.

Residential Tenancy Branch Rules of Procedure provides:

10.1 Commencement of the dispute resolution proceeding

The dispute resolution proceeding must commence at the scheduled time unless otherwise decided by the arbitrator. The arbitrator may conduct the dispute resolution proceeding in the absence of a party and may make a decision or dismiss the application, with or without leave to re-apply.

In the absence of an appearance by either of the tenants by 10:40 a.m., I find that the tenants' application is abandoned and dismissed without leave to reapply.

Conclusion

The landlord confirmed they now have possession of the rental unit; that application is withdrawn.

The tenants' application is dismissed.

This decision is final and binding on the parties and 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: July 16, 2015

Residential Tenancy Branch

