



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Salesforce Marketing Limited
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPC, MND, MNDC, MNSD, FF

Introduction

This hearing was convened by way of conference call concerning an application made by the landlords for an Order of Possession for cause; for a monetary order for damage to the unit, site or property; for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; for an order permitting the landlords to keep all or part of the pet damage deposit or security deposit; and to recover the filing fee from the tenants for the cost of the application.

The named landlord attended the hearing and also represented the landlord company. However, despite being individually served with the Landlord's Application for Dispute Resolution and notice of this hearing by registered mail, no one for the tenants attended.

At the commencement of the hearing, the landlord advised that the tenants have vacated the rental unit and the application for an Order of Possession is withdrawn.

During the course of the hearing, the landlord advised that evidentiary material had been provided to the tenants and to the Residential Tenancy Branch prior to the commencement of the hearing, however none has been received by me from either party. The landlord also advised that more evidentiary material is available now than was when the application was filed, but the landlord has not had the opportunity to provide it to the Residential Tenancy Branch or to the tenants.

Because I accept that the landlord has provided evidentiary material that is not contained in the case file, I dismissed the landlord's application with leave to reapply.

I have made no findings of fact or law with respect to the merits of this matter.

Conclusion

For the reasons set out above, the landlords' application is hereby dismissed with leave to reapply.

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: November 09, 2015

Residential Tenancy Branch

