



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### Dispute Codes

For the tenant – CNR, FF

For the landlord – OPR, OPC, OPB, MND, MNR, MNSD, MNDC, FF

### Introduction

This hearing was convened by way of conference call in response to both parties' applications for Dispute Resolution. The tenant applied to cancel a 10 Day Notice to End Tenancy for unpaid rent and to recover the filing fee from the landlord for the cost of this application. The landlord applied for an Order of Possession for unpaid rent or utilities; for an Order of Possession for Cause; for an Order of Possession because the tenant breached an agreement with the landlord; for a Monetary Order for unpaid rent or utilities; a Monetary Order for damage to the unit, site or property; for an Order permitting the landlord to keep all or part of the tenants security and pet deposit; for a Monetary Order for money owed or compensation for damage or loss under the *Residential Tenancy Act (Act)*, regulations or tenancy agreement; and to recover the filing fee from the tenant for the cost of this application.

The hearing went ahead as scheduled; the tenant dialed into the conference call and was ready to proceed. The telephone line remained open while the phone system was monitored for ten minutes and no one on behalf of the landlord called into the hearing during this time. Based on this I find that the landlord has failed to present the merits of her application and her application is dismissed without leave to reapply.

At the outset of the hearing the tenant advised that he has vacated the rental unit on November 01, 2015. As the tenant's application was to cancel the 10 Day Notice to End Tenancy, and the tenancy has since ended, consequently, no hearing was held today as the tenants' application no longer has any merit.

Conclusion

The tenants' application is dismissed without leave to reapply.

The landlord's application is dismissed without 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: December 09, 2015

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Residential Tenancy Branch

