



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR MNR FF

### Introduction

This hearing was convened as a result of the landlord's application for dispute resolution under the *Residential Tenancy Act* (the "Act") for an order of possession for unpaid rent or utilities, for a monetary order for unpaid rent or utilities, and to recover the cost of the filing fee.

The landlord attended the teleconference hearing. The tenants did not attend the teleconference hearing.

### Preliminary and Procedural Matter

At the outset of the hearing, the landlord requested to withdraw his application in full after realizing that he neglected to indicate that he was applying for damages on his application and that damages was one of the primary aspects of his claim, given that the tenants have vacated the rental unit.

Given the above, I have not considered the merits of the landlord's application. The landlord is at liberty to reapply. I note this decision does not extend any applicable timelines under the *Act*.

### Conclusion

The landlord has withdrawn his application in full.

The landlord is at liberty to reapply. This decision does not extend any applicable timelines under the *Act*.

As the landlord has withdrawn his application in full, I do not grant the recovery of the filing fee.

This decision is final and binding on the parties, unless otherwise provided under the Act, 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: December 16, 2015

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Residential Tenancy Branch

