



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding SUPERIOR FINISH HOMES LTD
VANCOUVER EVICTION SERVICES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR OPB MNR MNSD FF

Introduction

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* ("the Act") for an Order of Possession pursuant to section 55; a monetary order for unpaid rent pursuant to section 67; authorization to retain the tenants' security deposit pursuant to section 38; and to recover their filing fee pursuant to section 72.

A representative for the landlord attended the hearing and was given an opportunity to make submissions. The tenant did not attend the hearing. At the outset of the hearing, the landlord's representative testified that, at a prior hearing on January 12, 2016, a settlement agreement was reached between the parties with respect to possession of the unit. The landlord's representative testified that there is a matter of outstanding rental arrears to this date. However, no evidence had been submitted for this hearing with respect to the rental amount for this unit or documenting an outstanding balance.

Given that evidentiary materials required for the landlord's claim have not been submitted with respect to this particular application and the representative requires further instructions from the landlord, I dismiss this application with leave to reapply.

Conclusion

The landlord's application is 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: January 28, 2016

Residential Tenancy Branch

