



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

### Dispute Codes

OPR, MNR, MNSD, FF  
CNR, MNR, MNDC, ERP, RP, PSF

### Introduction

This Review Hearing was scheduled to convene at 9:30 a.m. this date concerning applications made by the landlords and by the tenant. The landlords applied for an Order of Possession and a monetary order for unpaid rent or utilities, 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 tenant for the cost of the application. The tenant has applied for an order cancelling a notice to end the tenancy for unpaid rent or utilities; for a monetary order for the cost of emergency repairs; for a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement; for an order that the landlords make emergency repairs for health or safety reasons; for an order that the landlords make repairs to the unit, site or property; and for an order that the landlords provide services or facilities required by law.

One of the landlords attended the hearing with a witness, and the landlord also represented the other named landlord. However, the line remained open while the phone system was monitored for 10 minutes and no one for the tenant attended the call.

A hearing was held with respect to the applications of the parties on February 22, 2016 and a Decision of the director was provided to the parties that day. The Decision determined that the landlords were entitled to an Order of Possession on 2 days notice to the tenant, a monetary order for unpaid rent in the amount of \$5,700.00, monetary compensation for recovery of the \$100.00 filing fee, and an order permitting the landlords to keep the \$950.00 security deposit in partial satisfaction of the claim.

The tenant was successful with an application for a Review Hearing, which is the subject of this hearing. The parties were provided with a Notice of a Dispute Resolution Hearing by the Residential Tenancy Branch on March 14, 2016.

The *Residential Tenancy Act* states that following a Review Hearing, I may confirm, vary or set aside the original Decision and/or Orders. The landlord attended the hearing prepared to prove the landlords' claim and respond to the tenant's application, however in the absence of the tenant, I hereby confirm the original Decision and Orders.

### Conclusion

For the reasons set out above, the Decision and Orders of the director made on February 22, 2016 are hereby confirmed.

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: April 26, 2016

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Residential Tenancy Branch