



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding 0913687 BC LTD.  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes            OPR, MNR, MNSD, MNDC, FF

### Introduction

This hearing was scheduled for 11:00 a.m. on this date, via teleconference call, to hear the landlord's application for an Order of Possession for unpaid rent and a Monetary Order for unpaid rent, cleaning and towing charges; and, authorization to retain the tenant's security deposit. The tenant appeared at the hearing; however, there was no appearance on part of the landlord despite leaving the teleconference call open until 11:10 a.m.

The tenant testified that she had been served with the landlord's Application for Dispute Resolution via registered mail and was prepared to respond to the landlord's monetary claims against her. The tenant stated that she has already moved out of the rental unit. The tenant acknowledged that she has not provided the landlord with a forwarding address in writing and does not seek return of the security deposit.

Since the tenant appeared and was prepared to respond to the landlord's claims against her, given the landlord's failure to appear at the hearing, **I dismissed the landlord's application without leave to reapply.**

Although I have dismissed the landlord's monetary claim against the tenant, I make no order for return of the security deposit since the tenant has not provided the landlord with a forwarding address in writing and the tenant stated that she does not seek its return.

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: March 21, 2017

---

Residential Tenancy Branch