



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes            OPR, MND, MNR, MNSD, FF

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* (the Act) for:

- an order of possession for unpaid rent pursuant to section 55;
- a monetary order for unpaid rent and for damage to the unit pursuant to section 67;
- authorization to retain all or a portion of the tenant's security deposit in partial satisfaction of the monetary order requested pursuant to section 38;
- authorization to recover his filing fee for this application from the tenant pursuant to section 72.

The landlord attended the hearing via conference call and provided undisputed affirmed testimony. The tenant did not attend or submit any documentary evidence. The landlord stated that the tenant was served with the notice of hearing package in person on February 14, 2017 with a witness and has submitted a copy of a completed proof of service document as confirmation. I accept the undisputed affirmed evidence of the landlord and find that both parties have been properly served as per sections 88 and 89 of the Act.

At the outset the landlord stated that he no longer requires an order of possession or a monetary order for unpaid rent and/or damage as the tenant has abandoned the rental unit since March 5, 2017. The landlord clarified that he has had issues with "squatters" breaking into the rental property claiming to be tenants, but that his tenant, T.J. had abandoned the rental unit over a period of time prior to him changing the locks on March 5, 2017. As the tenancy is at an end and the landlord is no longer seeking a monetary claim for unpaid rent, no further action is required.

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 10, 2017

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Residential Tenancy Branch

