



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MND MNR MNSD 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 a monetary order for unpaid rent or utilities, for damage to the unit, site or property, to retain the tenant's security deposit, and to recover the cost of the filing fee.

The landlord and an agent for the tenant (the "agent") attended the teleconference hearing. The landlord confirmed that he did not serve the tenant with documentary evidence as submitted on the Residential Tenancy Branch which is required by the Rules of Procedure and to which the parties are reminded of on the Notice of Hearing document.

### Preliminary and Procedural Matter

As a result of the above, the landlord requested to withdraw his application in full. The agent did not oppose the landlord's request to withdraw their application. The landlord's request to withdraw their application in full was granted as I find it does not prejudice the tenant as the agent confirmed that the tenant has not yet provided their written forwarding address to the landlord.

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The landlord has withdrawn their application in full.

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

Although the tenant's new mailing address provided by the agent during the hearing is included on the cover page of this decision, the tenant is advised that this does not take the place of the tenant providing their written forwarding address to the landlord under section 38 of the *Act*.

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: June 23, 2017

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Residential Tenancy Branch