



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding LYNNHAVEN SOCIETY
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPC, MND-S, FF

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

- an order of possession for cause pursuant to section 55;
- a monetary order for damage to the rental 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 its filing fee for this application from the tenant pursuant to section 72.

The landlord's agent (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 personally served with the notice of hearing package and the submitted documentary evidence on September 14, 2018. I accept the undisputed affirmed evidence of the landlord and find that the tenant has been properly served as per sections 88 and 89 of the Act. Although the tenant has failed to attend, I find that the tenant is deemed served as per section 90 of the Act.

Preliminary Issue

At the outset, the landlord stated that she is satisfied that the tenant had abandoned the rental unit and that the landlord now has possession of the rental unit as the locks were changed. As such, no further action is required for the landlord's request for an order of possession. The hearing shall proceed on the landlord's claim for a monetary order.

The landlord stated that at this time, she wished to withdraw her request for monetary claim as she is not prepared to move forward in the application. As such, no further action is required at this time.

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: October 26, 2018

Residential Tenancy Branch