



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding PACIFIC COVE MANAGEMENT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC, FFT

Introduction

This hearing was scheduled for 1:30 p.m. on today's date, via teleconference call, to deal with a tenant's application to cancel a 1 Month Notice to End Tenancy for Cause. The landlord's agents appeared at the hearing; however, there was no appearance on part of the tenant despite leaving the teleconference call open at least 10 minutes.

The landlord's agents confirmed that the tenant had served the hearing documents upon the landlord. The landlord's agent stated that the tenant vacated the rental unit, left the keys behind, and the landlord has regained possession of the rental unit as of December 5, 2018.

In light of the above circumstances, I was satisfied the tenant has abandoned this Application and this matter has been resolved by way of the tenant vacating the rental unit. Accordingly, I dismissed the tenant's application without leave to reapply. I was also satisfied that the landlord has regained possession of the rental unit and an Order of Possession is not required; therefore, I do not provide one with this decision.

The landlord's agents requested that I deal with the tenant's security deposit. I declined to consider that request as I am tasked with resolving the issue(s) raised on the Application and it would be unfair and to deal with issues the other party does not expect resolved during this proceeding. The landlord was informed of its right to pursue the tenant for any damages or losses, including a claim against the security deposit, by way of filing its own Application for Dispute Resolution.

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: December 06, 2018

Residential Tenancy Branch