



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CAPILANO PROPERTY MANAGEMENT
SERVIC and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes **FFL MNDL-S OPC**

Introduction

This hearing dealt with an application by the landlord under the *Residential Tenancy Act* (the *Act*) for the following:

- A monetary order for unpaid rent and for compensation for damage or loss under the *Act*, *Residential Tenancy Regulation* (“*Regulation*”) or tenancy agreement pursuant to section 67 of the *Act*;
- An order for possession pursuant to section 47;
- Authorization to recover the filing fee for this application pursuant to section 72.

The agent ST represented the landlord (“the landlord”). The tenant AR attended on behalf of both tenants (“the tenant”).

At the outset, the parties stated the tenant had vacated the unit. The landlord withdrew the request for an order of possession.

Both parties had the opportunity to call witnesses and present affirmed testimony and written evidence. The respondent acknowledged receipt of the applicant's Notice of Hearing and some of the evidentiary materials. The tenant raised issues of service about certain invoices filed by the landlord upon which the landlord based his claim.

After 55 minutes of the hearing, the landlord stated that certain evidentiary materials were not filed and served on the tenant. Accordingly, the landlord requested that the landlord's application be withdrawn with leave to reapply.

The tenant refused to provide a forwarding address to the landlord.

Conclusion

The Application is dismissed with leave to reapply.

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: May 28, 2019

Residential Tenancy Branch