



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNDC MNSD FF

### Introduction

This hearing was convened as a result of the Landlord's Application for Dispute Resolution. The Landlord applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- a monetary order for damage to the unit and for damage or loss under the Act;
- 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; and,
- to recover the cost of the filing fee.

The Tenant did not attend the hearing. The Landlord provided testimony at the hearing and stated that this was his first application and he did not fully understand the evidence service timelines. The Landlord also stated that he did not understand how he was supposed to lay out his application and whether or not he needed a monetary order worksheet as he received differing advice from our office. The Landlord requested to withdraw his application so that he could re-apply, provide the necessary breakdown of his claim, and collect and serve his evidence properly. I have considered this request, and I hereby allow the Landlord to withdraw his application, in full. Having considered the Landlord's statements on this matter, I grant the Landlord leave to reapply. However, as stated in the hearing, this does not alter any timelines under the Act. I make no findings on the merits of the matter.

### Conclusion

The Landlord's application has been withdrawn in full.

The Landlord is at liberty to reapply, should he wish to pursue his claim.

This decision does not extend any applicable time limits under the *Act*.

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: September 30, 2019

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Residential Tenancy Branch