



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR MNRL-S FFL

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

- 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;
- an order of possession for non-payment of rent pursuant to section 55;
- a monetary order for unpaid rent pursuant to section 67; and
- authorization to recover the filing fee for this application from the tenants pursuant to section 72.

The tenants did not attend this hearing, although I left the teleconference hearing connection open until 9:42 am in order to enable the party to call into this teleconference hearing scheduled for 9:30 am. The landlord attended the hearing and was given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I also confirmed from the teleconference system that the landlord and I were the only ones who had called into this teleconference.

This hearing was reconvened from a hearing on June 2, 2020. Following that hearing I issued an interim decision and issued a monetary order for unpaid rent and an order of possession effective June 30, 2020.

At the request of the parties, in the interim decision I also addressed the issue of the landlord's right of entry into the rental unit. I ordered that the landlord may enter the rental unit so long as he takes "all reasonable safety precautions as required by the tenants and/or their health care provider."

However, I did not have sufficient information to be able to determine what these precautions should be. I directed the parties to come to an agreement, and, if this was not possible, submit further evidence on the issue and attend this reconvened hearing.

Neither party submitted any further evidence.

The landlord testified that the tenants vacated the rental unit on July 8, 2020. As such, there is no need for me to make any further order on the landlord's right of entry.

I confirm all orders made in the interim decision.

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: July 14, 2020

Residential Tenancy Branch