



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding CASCADIA APARTMENT RENTALS
LTD and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, MNSD, FFL

Introduction

On April 21, 2020, the Landlord submitted an Application for Dispute Resolution under the *Residential Tenancy Act* (“the Act”) seeking a monetary order for unpaid rent; to keep the security deposit, and to recover the filing fee.

This matter was set for hearing by telephone conference call at 1:30 pm on this date. The Landlord attended the hearing; however, the Tenant did not.

The line remained open while the phone system was monitored for 15 minutes and the Tenant did not call into the hearing during this time.

The Landlord testified that he served the Tenant with the Notice of Dispute Resolution Proceeding in person at the rental unit on April 23, 2020. The Landlord testified that he also emailed the Notice of Dispute Resolution Proceeding to the Tenant using an email address that the parties regularly use to correspond.

The Landlord clarified his claim for unpaid rent within his application and he was provided information on how to recover unpaid affected rent. Residential Tenancy Regulation requires Landlords follow a payment plan guideline prior to making a claim to recover affected rent. Residential Tenancy Branch Policy Guideline # 52 Repayment Plans and Related Measures is available on the RTB website as a resource for Landlords and Tenants to understand the requirements to recover unpaid affected rent.

The Landlord chose to withdraw his application. The Landlord’s application is hereby dismissed with leave to reapply.

Conclusion

The Landlord withdrew his application during the hearing. The Landlords application is hereby 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: August 27, 2020

Residential Tenancy Branch