



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNRL-S, FFL

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

- a monetary order for unpaid rent pursuant to section 67;
- 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;
- authorization to recover its filing fee for this application from the tenant pursuant to section 72.

The landlord's agent (the landlord) attended the hearing via conference call and provided undisputed affirmed testimony. The landlord stated that the tenant was served with the notice of hearing package the 6 document evidence files via Canada Post Registered Mail on December 29, 2020. The landlord submitted a copy of the Canada Post Customer Receipt Tracking label and receipt as confirmation. I accept the undisputed affirmed testimony of the landlord and find that the tenant was sufficiently served as per sections 88 and 89 of the Act.

The landlord stated that the evidence document files, "tenant ledger" and "ledger page 2" provided evidence of the tenant's rental arrears. The landlord referred to an entry dated September 2020. A review of both documents uploaded show that both files are duplicate entries of a tenant ledger which shows entries from October 15, 2018 to September 1, 2019. The landlord was adamant that the 2 evidence files were uploaded properly. The landlord was advised to review the evidence submission before proceeding. A further review of all evidence files by this Arbitrator shows that these are the only 2 ledger documents submitted and that the 2 are duplicates of the same file.

During hearing the landlord stated that she wished to withdraw the application for dispute. As the tenant has not attend and the landlord has requested that the matter be withdrawn, the landlord's request is granted. No further action is required at this time.

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: January 07, 2021

Residential Tenancy Branch