



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MNRL-S, MNDCL-S, FFL

### Introduction

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

- a monetary order for unpaid rent and for money owed or compensation for damage or loss under the Act, regulation or tenancy agreement 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 their filing fee for this application from the tenant pursuant to section 72.

The landlords and their agent, S.B. (the landlords) attended the hearing via conference call and provided affirmed testimony. The tenant did not attend or submit any documentary evidence.

The landlords stated that the tenant was served with the original notice of hearing package and the initial 12 document evidence files via Canada Post Registered Mail on October 15, 2020. A copy of the Canada Post Customer Receipt and tracking label was submitted.

The landlords stated that the tenant was served with the amendment notice package and a subsequent 37 document evidence files in person on December 19, 2020.

I accept the undisputed affirmed evidence of the landlords and find that the tenant was sufficiently served as per sections 88 and 89 of the Act with the original notice of hearing package, the 12 initial documentary evidence files, the amendment to the application for dispute and the subsequent 37 documentary evidence files.

Extensive discussions regarding the landlords' monetary claim and organization of the landlords' documentary evidence resulted in the landlords withdrawing their application. The landlords stated that there are additional damage claims and evidence that they wish to submit. As such, 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 27, 2021

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Residential Tenancy Branch