



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding UNISEL REALTY LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR-DR; OPR-DR

Introduction

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

- an order of possession for unpaid rent, pursuant to section 55.

The tenant did not attend this hearing, which lasted approximately 8 minutes. The landlord's two agents, "landlord PS" and "landlord SS," attended the hearing and were each given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses. Landlord PS confirmed that he was the shareholder of the landlord company named in this application and that he had permission to speak on its behalf. The landlord confirmed that landlord SS had permission to speak on his behalf.

Pursuant to section 64(3)(c) of the *Act*, I amend the landlord's application to correct the name of the landlord. Landlord PS consented to this amendment during the hearing.

At the outset of the hearing, landlord SS said that the tenant vacated the rental unit on January 31, 2021 and an order of possession was not required. I notified the landlord's agents that the landlord's two applications were dismissed without leave to reapply, as an order of possession was not required. They confirmed their understanding of same.

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: February 05, 2021

Residential Tenancy Branch