



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, FFL

### Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution filed by the Landlord on December 02, 2020 (the "Application"). The Landlord applied for an Order of Possession based on a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities and reimbursement for the filing fee.

The Landlord appeared at the hearing. Nobody appeared at the hearing for the Tenant.

The Landlord advised at the outset that the Tenant no longer lives at the rental unit. I asked the Landlord what they wanted to do with the Application. The Landlord mentioned collecting unpaid rent. I advised the Landlord I could not consider issuing a Monetary Order for unpaid rent because the Landlord did not apply for this and only applied for an Order of Possession and reimbursement for the filing fee.

During a discussion about the Application, the Landlord advised that the Tenant abandoned the rental unit and the Landlord changed the locks in December. I again asked the Landlord what they wanted to do with the Application given I could only decide whether the Landlord was entitled to an Order of Possession and reimbursement for the filing fee and the Landlord chose to withdraw the Application given the Tenant had abandoned the rental unit.

I allowed the Landlord to withdraw the Application in the circumstances.

### Conclusion

The Application is withdrawn at the request of the Landlord.

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 25, 2021

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Residential Tenancy Branch