



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPT

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution. The Tenant applied for an order of possession, pursuant to section 54 of the *Residential Tenancy Act* (the "Act"). The participatory hearing was held, via teleconference, on February 25, 2021.

The Tenant attended the hearing and provided testimony. The Landlord did not attend the hearing. During the hearing, the Tenant explained that he was initially seeking an order of possession, because the Landlord never allowed him to move into the rental unit, as agreed. However, the Tenant stated that he has found an alternative place to rent, and no longer wants an order of possession for this rental unit. Given the issue the Tenant applied for is now moot, I hereby dismiss the Tenant's application, without leave.

The Tenant wished to obtain his security deposit back and apply for monetary compensation. However, as described in the hearing, the Tenant must apply separately for these matters, and they cannot be joined to this type of expedited hearing. The Tenant is granted leave to reapply for monetary compensation, and to request the return of his security deposit, as these issues were not properly applied for, or decided upon, in today's hearing.

Conclusion

The Tenant's application is dismissed, without leave. The Tenant is at liberty to apply for monetary compensation.

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