



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MNR, FFL

### Introduction

On January 15, 2021, the Landlord submitted an Application for Dispute Resolution under the *Residential Tenancy Act* ("the Act") for an order of possession of the rental unit, and for a monetary order for unpaid rent or utilities.

This matter was set for hearing by telephone conference call at 11:00 am on this date. The Landlord attended the hearing; however, the Tenants did not. The line remained open while the phone system was monitored for eighteen minutes and the Tenants did not call into the hearing during this time.

The Landlord testified that the Tenants moved out of the rental unit on February 28, 2021. The Landlord does not require an order of possession for the rental unit.

The Landlord stated that the Tenants are responsible for significant damage to the rental unit and the Landlord is still having the rental unit repaired and organizing his receipts to prove the costs of repair. The Landlord stated that he will be reapplying for dispute resolution to proceed with these other monetary claims against the Tenants.

The Landlord withdrew his request for a monetary order for unpaid rent with leave to reapply at a later date when he files a claim for damage.

The Landlord's application is dismissed in its entirety with leave to reapply.

### Conclusion

The Landlord withdrew his request for a monetary order for unpaid rent and utilities with leave to reapply at a later date when he files a claim for damage.

The Landlord's application is dismissed in its entirety with leave to reapply.

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: May 10, 2021

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Residential Tenancy Branch