



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding RIVERWALK VILLAS
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPR, FFL

Introduction

On May 13, 2021, the Landlord filed an Application for Dispute Resolution by Direct Request. The Landlord was seeking an order of possession for the rental unit due to unpaid rent or utilities and for a monetary order to recover unpaid rent or utilities.

This matter originally proceeded by way of an *ex parte* Direct Request Proceeding, pursuant to section 55(4) of the *Residential Tenancy Act*. The ex-parte review was completed, and a Decision was issued on June 1, 2021. The arbitrator found a discrepancy in the tenancy agreement and ordered the matter be heard by participatory hearing. The Landlord was ordered to serve the Tenants a Notice of Reconvened Hearing.

The Landlord's agent ("the Landlord") attended the hearing; however, the Tenant did not.

The Landlord stated that he wished to withdraw the application in its entirety with leave to reapply. The Landlord stated that the Tenant is in the process of moving out of the rental unit.

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: August 03, 2021

Residential Tenancy Branch