



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **MNDCL-S, MNRL-S, MNDL-S, FFL**

Introduction

This hearing dealt with an application by the landlord under the *Residential Tenancy Act* (the *Act*) for the following:

- A monetary order for unpaid rent and for compensation for damage or loss under the *Act*, *Residential Tenancy Regulation* ("*Regulation*") or tenancy agreement pursuant to section 67 of the *Act*;
- Authorization to retain all or a portion of the tenant's security deposit in partial satisfaction of the monetary order requested pursuant to section 72 of the *Act*;
- Authorization to recover the filing fee for this application pursuant to section 72.

JP attended as agent for the landlord ("the landlord"). and had opportunity to provide affirmed testimony, present evidence and make submissions. The hearing process was explained.

The landlord stated they were not recording the hearing.

Preliminary Issue - Service upon Tenant

At the outset, the landlord explained they were unable to serve the tenant in compliance with the *Act* and the Rules.

Accordingly, the landlord withdrew the application with leave to reapply.

Conclusion

The application is withdrawn with leave to reapply except for the application for reimbursement of the filing fee which is dismissed without leave to reapply.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: November 23, 2021

Residential Tenancy Branch