



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **FFL, MNDL-S, OPU, MNRL-S, OPB, OPC**

Introduction

This hearing dealt with the Landlord's application pursuant to the *Residential Tenancy Act* (the "Act") for:

1. An Order for the tenant to pay to repair the damage that they, their pets or their guests caused during their tenancy - holding security deposit pursuant to Sections 7, 32(2), 32(3), 38, 67 and 62 of the Act;
2. An Order of Possession for a 10 Day Notice to End Tenancy For Unpaid Utilities (the "10 Day Notice") pursuant to Sections 46 and 55 of the Act;
3. A Monetary Order to recover money for unpaid rent pursuant to Sections 26, 46, 38 and 67 of the Act; and,
4. An Order of Possession as the tenancy agreement states the tenant will vacate the rental at the end of the fixed term pursuant to Sections 44(1)(b) and 55(2)(c);
5. An Order of Possession for One Month Notice to End Tenancy For Cause (the "One Month Notice") pursuant to Sections 47 and 55 of the Act; and,
6. Recovery of the application filing fee pursuant to Section 72 of the Act.

The hearing was conducted via teleconference. The Landlord attended the hearing at the appointed date and time and provided affirmed testimony. The Tenant did not attend the hearing. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I also confirmed from the teleconference system that the Landlord and I were the only ones who had called into this teleconference. The Landlord was given a full opportunity to be heard, to make submissions, and to call witnesses.

I advised the Landlord that Rule 6.11 of the Residential Tenancy Branch (the "RTB") Rules of Procedure prohibits the recording of dispute resolution hearings. The Landlord testified that he was not recording this dispute resolution hearing.

At the outset of the hearing, the Landlord stated that the Tenant has not resided in the rental unit for the last two months or more. The Landlord testified that he recently also got the sublease out of the rental unit.

When asked what the Landlord was seeking, he stated he wants compensation for the power bills, rent and clean up as he had to haul away four trailers of materials to the landfill.

For the benefit of the Landlord, the Landlord may wish to discuss with an Information Officer at the RTB the options available to him to seek compensation for money owed to him. An Information Officer can be reached at:

5021 Kingsway

Burnaby, BC

Phone: 250-387-1602 / 1-800-665-8779

Website: <https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies>

Conclusion

In this matter, the tenancy ended pursuant to Section 44(1)(d) of the Act. As the tenancy has come to an end, pursuant to Section 62(4)(b) I have no authority to adjudicate the claims before me.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: June 20, 2022

Residential Tenancy Branch