



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPL, MNDL, MNDL-S, FFL

### Introduction

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

- an Order of Possession pursuant to section 55;
- a monetary order for unpaid rent pursuant to section 67;
- authorization to retain all or a portion of the tenant's security deposit in partial satisfaction of the monetary order requested pursuant to section 38; and
- authorization to recover his filing fee for this application from the tenant pursuant to section 72.

This matter was scheduled for a conference call at 11:00 a.m. on this date. The landlord participated in the teleconference, the tenant did not. At the outset of the hearing, the landlord advised that the tenant moved out on March 31, 2022 and that he has taken possession of the unit. The landlord also advised that he may wish to make a monetary claim for some damages and cleaning but has not completed the work as of this date. As the landlord is premature in his monetary claim, I hereby dismiss that portion of his application with leave to reapply. The request for an order of possession and the recovery of the filing fee are dismissed without leave to reapply as the tenancy has ended and this hearing was not required.

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: June 06, 2022

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Residential Tenancy Branch