



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding 1133174 BC LTD. C/O WESTURBAN PROPERTY  
MGMT and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPRM-DR, OPR-DR-PP, FFL

### Introduction

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

- an order of possession for unpaid rent pursuant to section 55;
- a monetary order for unpaid rent pursuant to section 67;
- authorization to recover its filing fee for this application from the tenant pursuant to section 72.

The landlord's agent (the landlord) attended the hearing via conference call and provided undisputed affirmed testimony. The tenant did not attend or submit any documentary evidence. The landlord stated that the tenant was served with the notice of hearing package and the submitted 5 document evidence files via Canada Post Registered Mail on October 23, 2020. The landlord provided in her testimony the Canada Post Customer Receipt Tracking number (noted on the cover of this decision) as confirmation. The landlord further stated that the tenant had vacated the rental unit after being served with an order of possession from a different Residential Tenancy Branch Hearing Decision.

I accept the undisputed affirmed evidence of the landlord and find that the tenant has been properly served as per sections 88 and 89 of the Act.

At the outset, the landlord confirmed that the two requests for an order of possession is no longer required and as such requested to withdraw them. No further action is required at this time.

The landlord also withdrew her monetary request for unpaid rent of September 2020 arrears as she was not prepared to proceed. The landlord stated that she will reapply

for a detailed monetary claim together with other rental arrears. No further action is required at this time.

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: January 08, 2021

---

Residential Tenancy Branch