



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes ET, FF

This hearing dealt with the landlord's application for an early end to tenancy and an Order of Possession. After making the application, the landlord supplied evidence related to damages to the property. At the commencement of the hearing, an agent appeared for the landlord who could not attend today's hearing. The tenant was not in attendance. The agent was asked how the tenant was served with notification of this hearing. The agent stated that she did not know how the tenant was served; however, the tenant vacated the rental unit as of January 2, 2010.

As the tenant has vacated the rental unit the landlord no longer requires an Order of Possession and I do not issue one with this decision. As the agent could not satisfy me of service of the hearing documents, I do not award the filing fee to the landlord.

The agent was informed that claims for damages may be made up to two years after the tenancy ended and that I could not hear such claims during this hearing.

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 12, 2010.

Dispute Resolution Officer