

DECISION

Dispute Codes ET, FF

Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking an order of possession to end the tenancy early and without notice.

The hearing was conducted via teleconference and was attended by the tenant only. The landlord did not attend.

Issues(s) to be Decided

The issues to be decided are whether the landlord is entitled to an order of possession to end the tenancy earlier than the tenancy would end if notice to end the tenancy were given under Section 47 and to recover the filing fee from the tenant for the cost of the Application for Dispute Resolution, pursuant to Sections 56, 67, and 72 of the *Residential Tenancy Act (Act)*.

Background and Evidence

The landlord submitted the following documents into evidence:

- A copy of a tenancy agreement and addendum for a 1 year fixed term tenancy beginning on September 1, 2010 for a monthly rent of \$850.00 due on the 1st of the month with a security deposit of \$425.00 paid. The addendum includes a clause that the premises will not be used for any illegal activities;
- Written statements from the property manager and landlord relating to events of and subsequent to a September 12, 2010 inspection of the property; and
- Correspondence between the landlord and/or property manager and the tenant's father.

The tenant testified that he moved out on or about September 24, 2010 and he believes the landlord has re-rented the rental unit to new tenants.

Conclusion

In the absence of the applicant landlord, I dismiss the application in its entirety.

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: October 05, 2010.

Dispute Resolution Officer