



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FF

Introduction

This hearing was scheduled to deal with the landlord's application for an early end of tenancy. The tenant did not appear at the hearing. The landlord testified that she personally served the tenant with the hearing documents and landlord's evidence package at the rental unit on August 9, 2012. Based upon the landlord's submissions, I found the tenant to be sufficiently served and I proceeded to hear from the landlord without the tenant present.

At the commencement of the hearing the landlord stated the tenant moved out August 17, 2012. The landlord testified that last night she cleaned the unit, packed and removed the items left behind by the tenant. The landlord was of the opinion the items left behind had a value of less than \$500.00 and does not believe the tenant will be returning for those items.

I found the landlord has already taken possession of the rental unit and an Order of Possession is no longer required.

The landlord requested that the issue of unpaid rent be heard during this hearing. I declined to hear that matter as this hearing was scheduled as a priority to deal with an early end of tenancy and the tenant was not put on notice that this hearing would deal with other issues.

I make no award for recovery of the filing fee.

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: August 23, 2012.

Residential Tenancy Branch