



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FF

Introduction

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

- an early end to this tenancy and an Order of Possession pursuant to section 56; and
- authorization to recover her filing fee for this application from the tenants pursuant to section 72.

The tenants did not attend this hearing, although I waited until 1:43 p.m. in order to enable them to connect with this teleconference hearing scheduled for 1:30 p.m. The landlord attended the hearing and was given a full opportunity to be heard, to present evidence and to make submissions. She testified that she and her property manager handed both tenants copies of the landlord's dispute resolution hearing package on December 6, 2012. I am satisfied that the landlord served this package to the tenants in accordance with the *Act*.

At the commencement of this hearing, the landlord testified that the tenants abandoned the rental unit, likely during the night of December 10, 2012. She said that the door to the rental unit was unlocked, the tenants had removed their possessions and left the key inside the rental unit. As she already had possession of the rental unit, the landlord withdrew her application for dispute resolution. The landlord's application for dispute resolution is withdrawn.

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: December 13, 2012

Residential Tenancy Branch