



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Hume Investments Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPC, OPB, FF

### Introduction

This hearing dealt with the landlord's Application for Dispute Resolution seeking an order of possession.

The hearing was conducted via teleconference and was attended by the landlord's agent and the tenant.

At the outset of the hearing the landlord testified they last saw the tenant on September 7 or September 8, 2013 and have had no contact with the tenant since that time. The landlord acknowledges the notice of hearing documents, despite being mailed to the tenant, had been returned by Canada Post.

The tenant attended the hearing and testified that she did not receive notice of this hearing but had contacted the Residential Tenancy Branch yesterday and found out the call in instructions for the call.

The tenant testified that she had moved out of the rental unit on September 3, 2013 when she went into a shelter and that when she went back to get her belongings the locks had been changed. The tenant acknowledges that she broke into the mail box that used to be hers.

Based on the testimony of both the landlord and the tenant I find that the tenant abandoned the rental unit on September 3, 2013 and the landlord has regained possession of the rental unit. As such, I find the landlord has possession of the rental unit and there is no longer a need to adjudicate the landlord's Application.

Conclusion

Based on the above, I dismiss the landlord's 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 11, 2013

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Residential Tenancy Branch

