



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      ET, FF

### Introduction and Preliminary Matters

This hearing dealt with the landlord's application for dispute resolution under the Residential Tenancy Act (the "Act"). The landlord applied for an order ending the tenancy earlier than the tenancy would end if a notice to end the tenancy were given under section 47 of the Act and for recovery of the filing fee paid for this application.

Both the landlord and tenant attended the telephone conference call hearing, at which time the landlord confirmed that the tenant has vacated the rental unit.

The landlord agreed that there was no further need to go forward on this application for vacant possession of the rental unit.

I note that both parties additionally requested to deal also with the matter of two upcoming hearings on their respective applications for dispute resolution; however, those files were not before me and after a search, those hearings are scheduled on different dates before two other Arbitrators, with one being a hearing on the tenant's successful application for review consideration.

### Analysis

As the landlord's application was no longer required due to having vacant possession of the rental unit, I dismiss the landlord's application, without leave to reapply.

As there was no consideration of the landlord's application, I do not award the landlord recovery of the filing fee.

Conclusion

The landlord's application is dismissed.

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 8, 2014

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Residential Tenancy Branch

