



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET

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.

The tenant did not attend this hearing, although I waited until 1130 in order to enable the tenant to connect with this teleconference hearing scheduled for 1100. The landlord attended the hearing and was given a full opportunity to be heard, to present sworn testimony, to make submissions and to call witnesses.

The landlord testified that she served the tenant with the dispute resolution package by registered mail on 7 April 2015. The landlord provided me with a Canada Post tracking number that showed the same. On the basis of this evidence, I am satisfied that the tenant was served with the dispute resolution package pursuant to sections 89 and 90 of the Act.

Preliminary Issue - Mootness

At the hearing the landlord informed me that the tenant had vacated the rental unit. I confirmed with the landlord that she did not need an order of possession as the tenant vacated the rental unit the day before the hearing. As the tenant has abandoned the rental unit, there is no need for me to consider the landlord's application as the issue is now moot.

As such, I decline to proceed with this application.

Conclusion

The landlord's application is dismissed without leave to reapply.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under subsection 9.1(1) of the Act.

Dated: April 23, 2015

Residential Tenancy Branch

