



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: RPP

Introduction / Background / Evidence

This particular hearing was scheduled in response to the tenant's application for an order instructing the landlord to return the tenant's personal property. Both parties attended and gave affirmed testimony.

In response to the landlord's application a previous hearing was held in a dispute between these parties on January 20, 2015, with a decision issued by that same date. Pursuant to the decision an order of possession and a monetary order were issued in favour of the landlord. Subsequently, the tenant vacated the unit in January 2015.

The tenant claims that many of his personal possessions remain at the unit, and are specifically located either in the garage or outside on the property surrounding the unit. The landlord testified that the tenant removed many of his possessions when tenancy ended, and that any refuse left behind has been discarded. Notable exceptions to the foregoing are said to include, but are not necessarily limited to, boats, motor vehicles and miscellaneous automotive parts. The landlord testified that he has been shown no proof that the tenant owns any of the above which still remain on the property; further, the landlord noted that the tenant had previously sublet a portion of the unit, and appears to have stored items on the property which belong to others.

The parties agreed that the matter may be resolved in the event that the tenant can provide proof of ownership and / or written consent from others to remove specific items belonging to them from the property. It was also agreed that a police presence may facilitate the removal of any particular items after the necessary documentation has been acquired and presented to the landlord.

Conclusion

Following from all of the above I find that the matter has presently been resolved.

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: May 04, 2015

Residential Tenancy Branch

