



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

<u>Dispute Codes</u>	Landlords:	OPR OPL FF
	Tenants:	CNR CNL FF

Introduction

This hearing dealt with cross Applications for Dispute Resolution filed by the parties under the *Residential Tenancy Act* (the “Act”).

The Landlords’ Application for Dispute Resolution was received at the Residential Tenancy Branch on August 10, 2017 (the “Landlords’ Application”). The Landlords applied for the following relief, pursuant to the *Act*:

- an order of possession for unpaid rent or utilities;
- an order of possession for landlord’s use of property; and
- an order granting recovery of the filing fee.

The Tenants’ Application for Dispute Resolution is dated August 9, 2017 (the “Tenants’ Application”). The Tenants applied for the following relief pursuant to the *Act*:

- an order cancelling a notice to end tenancy for unpaid rent or utilities;
- an order cancelling a notice to end tenancy for landlord’s use of property; and
- an order granting recovery of the filing fee.

The Landlords were both represented at the hearing by B.P. The Tenants did not attend the hearing. The line was monitored for 10 minutes. During the hearing, B.P. advised the Tenants have vacated the rental unit, and that an order of possession is no longer required. As the Tenants are no longer in the rental unit, the claims filed by both parties are moot. Therefore, I dismiss the Landlords’ Application and the Tenants’ Application, without leave to reapply.

Conclusion

The Landlords' Application is dismissed, without leave to reapply.

The Tenants' 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 Section 9.1(1) of the *Residential Tenancy Act*.

Dated: November 3, 2017

Residential Tenancy Branch