



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      ET

### Introduction

This hearing was scheduled to deal with a landlord's application for an order to end the tenancy early and obtain an Order of Possession pursuant to section 56 of the Act. The landlords were presented by their daughter, who had been authorized in writing to represent the landlords at this hearing. The tenant did not appear at the hearing. The landlords' representative stated the tenant was served with the hearing documents in person by the landlord and a witness within three days of filing.

The landlords' representative testified that the tenant has recently vacated or abandoned the rental unit. When a tenant vacates or abandons a rental unit, possession of the unit reverts back to the landlord and an Order of Possession is not required. In these circumstances, I find an Order of Possession is no longer required and I do not provide one to the landlords with this decision.

The landlords' representative was of the understanding that the rest of this hearing would deal with unpaid rent. I noted that the landlords had uploaded evidence to the Residential Tenancy Branch Service Portal that pertains to unpaid rent; however, evidence is to support the remedy requested. In this case, the remedy requested was an early end of tenancy and Order of Possession based on an urgent and severe situation. Such applications are scheduled to be heard quickly as they are intended to deal with the most urgent and severe of circumstances that may include significant risk to property or life, but not monetary claims. The landlord's agent was informed that the landlords remain at liberty to file another Application for Dispute Resolution if they wish to pursue the tenant for monetary compensation.

Since this application has been resolved by the tenant vacating the rental unit, I dismiss this application.

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: March 22, 2018

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Residential Tenancy Branch