



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FFL

Introduction and Analysis

This hearing dealt with an Application for Dispute Resolution (“application”) by the landlords seeking remedy under the *Residential Tenancy Act* (“Act”) for an order of possession to end the tenancy early due to an immediate and severe risk to the rental property, other occupants or the landlord, and to recover the cost of the filing fee.

The landlords attended the teleconference hearing. The landlords were affirmed and at the start of the hearing, the landlords testified that the tenant vacated the rental unit on October 6, 2018 since the landlords filed their application on September 9, 2018.

Given the above, I find that since the tenancy has ended by the tenant vacating the rental unit and having returned the rental unit keys to the landlords that this entire application is now moot. Therefore, I find it is not necessary to consider this application as the tenancy has ended.

Conclusion

The landlords’ application is now moot as the tenant has vacated the rental unit. Therefore, the landlords’ application is dismissed without leave to reapply.

I do not grant the filing fee as a result.

The decision will be emailed to the landlords’ email address confirmed during the hearing and will be sent by regular mail to the tenant.

This decision is final and binding on the parties, except as otherwise provided under the Act, and 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 15, 2018

Residential Tenancy Branch