



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FFL

Introduction

This hearing dealt with an application by the landlord under the *Residential Tenancy Act* ("the Act") for the following:

- An order for emergency termination of a tenancy pursuant to section 56; and
- Authorization to recover the filing fee for this application pursuant to section 72.

The landlords attended the hearing and were given the opportunity to make submissions as well as present affirmed testimony and written evidence.

The tenants did not appear at the hearing. I kept the teleconference line open from the scheduled time for the hearing for an additional thirty-five minutes to allow the tenants the opportunity to call. The teleconference system indicated only the landlord and I had called into the hearing. I confirmed the correct call-in number and participant code for the tenants had been provided.

The landlord testified that the tenant HH had vacated the unit. Accordingly, she requested that her claim against HH be dismissed without leave to reapply.

The landlord requested that her claim against the tenant ZH be dismissed with leave to reapply.

Conclusion

The application against the tenant HH is dismissed without leave to reapply.

The application against the tenant ZH is dismissed with 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: April 25, 2019

Residential Tenancy Branch