



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET FFL

Introduction

This hearing was convened as a result of the landlord's Application for Dispute Resolution (application) seeking remedy under the *Residential Tenancy Act* (the Act). The landlord applied to end the tenancy early under section 56 of the Act by way of an order of possession 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 landlord attended the teleconference hearing. The landlord gave affirmed testimony and confirmed that as of November 5, 2019, the landlord deemed the rental unit abandoned and now has obtained possession back of the rental unit. The landlord also confirmed that the locks have been changed to the rental unit.

Preliminary and Procedural Matters

Given the above, and taking into account that the landlord has obtained possession back of the rental unit through abandonment of the rental unit, I find this application is now moot.

The landlord confirmed the email addresses for the landlord and the tenant during the hearing. This decision will be sent to the email addresses for the parties confirmed during the hearing.

Analysis and Conclusion

This application is now moot as the landlord confirmed that they have possession back of the rental unit as of November 5, 2019. Accordingly, this matter is dismissed without leave to reapply.

The filing fee is not granted as this application is now moot.

This decision will be emailed to both parties as described above.

This decision is final and binding on the parties, unless 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: November 12, 2019

Residential Tenancy Branch