



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 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 listed landlord and the tenant attended the teleconference hearing.

At the start of the hearing, the tenant testified that he vacated the rental unit on January 14, 2020, since the landlords filed their application on January 13, 2020. The landlord confirmed that the tenant was not living in the rental unit.

Given the above, I find that since the tenancy has ended by the tenant vacating the rental unit, 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 parties' respective email addresses confirmed during the hearing.

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: January 21, 2020

Residential Tenancy Branch