



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      ET FF

### Introduction

This hearing was convened as a result of the Landlord's Application for Dispute Resolution. The Landlord applied for an early end to the tenancy, pursuant to section 56 of the *Residential Tenancy Act* (the "Act").

The Landlord attended the hearing and provided testimony. However, the Tenant did not appear. The Landlord stated that the Tenant has now vacated the rental unit and he no longer requires an order of possession. The Landlord explained that the Tenant vacated the unit a couple of weeks ago, and left behind a lot of damage, which has cost him a lot of money to repair.

Since the Tenant has vacated the rental unit, and the Landlord has already regained possession of the rental unit, I find the Landlord's application is now moot. As such, I dismiss this application in full, without leave to reapply, as the tenancy is already over.

The Landlord is at liberty to apply for monetary compensation but he will be required to file a separate application for this matter, as discussed in the hearing.

Conclusion

The Landlord's application is dismissed, without 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: March 4, 2020

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Residential Tenancy Branch