



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL FF

This hearing dealt with the Landlords' Application for Dispute Resolution, made on January 10, 2020 (the "Application"). The Landlords applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order of possession based on an undisputed Two Month Notice to End Tenancy for Landlord's Use of Property, dated September 27, 2019 (the "Two Month Notice"); and
- an order granting recovery of the filing fee.

The Landlord J.Y. attended the hearing and was assisted by D.Y., his agent. Both J.Y. and D.Y. provided a solemn affirmation at the beginning of the hearing.

During the hearing, D.Y. testified the Tenants vacated the rental unit on February 29, 2020 and that an order of possession is no longer required. However, D.Y. testified that because the Tenants vacated the rental unit after the January 31, 2020 effective date, the Landlords are entitled to recover the filing fee. I agree. I order that the Landlords are entitled to recover the \$100.00 filing fee paid to make the Application and that this amount may be deducted from the security deposit held.

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 16, 2020

Residential Tenancy Branch