



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      ET, FFL

### Introduction

On April 8, 2020, the Landlord submitted an Application for Dispute Resolution for an early end of tenancy and an order of possession for the rental unit. The matter was scheduled as teleconference hearing. The Landlord attended the hearing; however, the Tenants did not.

The Landlord provided affirmed testimony that the Tenants were served with the Notice of Dispute Resolution proceeding using email sent to the Tenants on April 10, 2020. The Landlord testified that the email was sent to the email addresses provided by the Tenants. The Landlord testified that the Tenants did not respond to the emails.

The Landlord testified that the Tenants moved out of the rental unit at the end of April 2020.

### Analysis

The Landlords applied for an early end of tenancy, and the only issue I can determine in this hearing is whether or not the tenancy is ending and whether the Landlord is entitled to an order of possession.

Since the Tenants moved out of the rental unit at the end of April 2020, there is no need to proceed with a hearing to determine whether or not the tenancy should end and whether the Landlord is entitled to an order of possession.

An order of possession for the rental unit is not granted.

The Landlords application is dismissed in its entirety.

Conclusion

The Landlords applied for an early end of tenancy and an order of possession. The Tenants moved out of there rental unit prior to the hearing.

The Landlord does not require an order of possession for the rental unit. The Landlords application is dismissed.

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: May 04, 2020

---

Residential Tenancy Branch