



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* (the "**Act**") for an early end to this tenancy and an Order of Possession pursuant to section 56.

Both parties attended the hearing and were each given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses. The landlord was assisted by her husband.

At the outset of the hearing, the tenant stated that he was in the process of legally changing his surname. This fact was alluded to in the documentary evidence of both parties. Accordingly, I order that the application be amended to list the identity of the tenant as both his current name and the name he is in the process of changing it to. The tenant's new name is listed on the cover of this decision, and the style of cause has been updated according.

The parties advised me that the tenant vacated the rental unit prior to the hearing. The landlord stated that she no longer required an order of possession. As such, I dismiss this application, without leave to reapply.

The tenant stated that the landlord has not yet returned his security deposit. The landlord referenced damage caused to the rental unit by the tenant. I advised the parties that I could not resolve this issue at this hearing and directed the parties to contact the Residential Tenancy Branch staff (phone number of the last page of this decision) for information as to how to address this issue.

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: June 25, 2020

Residential Tenancy Branch