



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET FFL

Introduction

This hearing was convened as a result of the landlord's Application for Dispute Resolution (application) seeking remedy under the *Residential Tenancy Act* (the Act). The landlord applied to end the tenancy early under section 56 of the Act by way of an order of possession 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.

An agent for the landlord CB (agent) attended the teleconference hearing. The agent gave affirmed testimony and confirmed that as of October 3, 2020, the tenants vacated the rental unit and the landlord now has obtained possession back of the rental unit.

Preliminary and Procedural Matters

Given the above and considering that the landlord has obtained possession back of the rental unit by the tenants vacating the rental unit on October 3, 2020, I find this application is now moot.

The agent confirmed the email addresses for the landlord and the agent during the hearing. The agent did not have an email address for the tenants. This decision will be sent by email to the landlord and agent and by regular mail to the tenants.

Analysis and Conclusion

This application is now moot as the agent confirmed that the landlord has possession back of the rental unit as of October 3, 2020. Accordingly, this matter is dismissed without leave to reapply.

The filing fee is not granted as this application is now moot.

This decision will be emailed to the landlord and agent and will be sent by regular mail to the tenants.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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: October 30, 2020

Residential Tenancy Branch