



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET

Introduction

This hearing convened as a result of a Landlord's Application for Dispute Resolution, filed on September 15, 2020, wherein the Landlord requested an early end to tenancy pursuant to section 56 of the *Residential Tenancy Act*.

The hearing of the Landlord's Application was scheduled for teleconference at 9:30 a.m. on November 3, 2020. Only the Landlord and his spouse, A.W., called into the hearing. The Landlord was provided the opportunity to present his evidence orally and in written and documentary form and to make submissions to me.

As the Tenants failed to call into the hearing, I considered service of the Landlord's application materials. The Landlord testified that they served the Tenants with the Application and Notice of Hearing as well as their evidence in support by registered mail. A copy of the tracking numbers for both packages is included on the unpublished cover page of this my Decision.

The Landlord testified that the Tenants vacated the rental unit two days prior to the hearing. As the Tenants gave up possession of the rental unit, the Landlord's request for an early end to this tenancy was no longer required; accordingly, I dismiss the Landlord's claim without leave to reapply.

The Landlord stated that the Tenants left an old sofa in the rental unit. The Landlord was reminded to consider *Residential Tenancy Branch Regulation: Part 5—Abandonment of Personal Property* in terms of dealing with the Tenants' abandoned items.

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: November 03, 2020

Residential Tenancy Branch