



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding 1212117 B.C Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      ET, FFL

### Introduction

This hearing was convened as a result of the Landlord's Application for Dispute Resolution, made on December 14, 2020 (the "Application"). The Landlord applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order of possession to end a tenancy early for immediate and severe risk; and
- a monetary order granting the recovery of the filing fee.

The Landlord's Agents T.K., G.B., and the Tenant attended the hearing at the appointed date and time.

At the start of the hearing, the Landlord's Agents stated that the tenancy has ended given that the Tenant had moved out all of his belongings on December 31, 2020 and is Court ordered not to return to the rental unit. The Tenant confirmed that he has moved out all of his possessions and that he does not intend on returning to the rental unit.

I accept that the tenancy between has ended. As such, I find that the Landlord's Application for an early termination to the tenancy is now moot, therefore, I dismiss the Landlord's Application without leave to reapply.

The Landlord was seeking the return of the Tenant's keys to the rental unit. The Tenant agreed to make arrangements to drop them off with the Landlord at a different location than at the rental unit.

The Tenant had concerns regarding the return of his security deposit. The parties are encouraged to refer to Section 38 of the *Act*.

Conclusion

The parties attended the hearing and agreed that the tenancy has ended. As such, the Landlord's Application is moot and therefore dismissed without leave to reapply.

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: January 15, 2021

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Residential Tenancy Branch