



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding SINGLA BROS HOLDINGS LTD  
and [tenant name suppressed to protect privacy]

## **DECISION**

**Dispute Codes**      ET, FFL

### **Introduction**

On January 22, 2021, the Landlord made an Application for Dispute Resolution seeking an Order of Possession based on an early end of tenancy pursuant to Section 56 of the *Residential Tenancy Act* (the “Act”) and seeking to recover the filing fee pursuant to Section 72 of the *Act*.

P.S., S.S., and T.L. attended the hearing as agents for the Landlord; however, neither Tenant attended the hearing at any point during the 8-minute teleconference.

They advised that the Tenants gave up vacant possession of the rental unit approximately two weeks ago, and the Landlord took over possession of the rental unit already as the unit was completely empty.

As the Tenants have already given up vacant possession of the rental unit, I find that it is unnecessary to consider the merits of this Application. As such, I dismiss the Landlord’s Application without leave to reapply.

As the Landlord was not successful in this claim, I find that the Landlord is not entitled to recover the \$100.00 filing fee paid for this Application.

### **Conclusion**

I dismiss the Landlord’s Application for Dispute Resolution 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: February 18, 2021

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Residential Tenancy Branch