



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FFL

Introduction

On April 2, 2021, the Landlord submitted an Application for Dispute Resolution under Section 56 of the *Residential Tenancy Act* (the “Act”) requesting that the tenancy end early and for an Order of Possession for the rental unit. The matter was set for a participatory hearing via conference call.

The Landlord attended the conference call hearing; however, the Tenant did not attend at any time during the 11-minute hearing.

Preliminary Matter

The Landlord testified that the Tenants had communicated with her on May 1, 2021 and advised her that they had moved out of the rental unit and left the keys for the Landlord to pick up.

The Landlord confirmed that she picked up the keys and that the Tenants had moved out, had not paid rent and that there was no electricity in the rental unit.

I advised the Landlord that, based on her statement, that it sounded like the tenancy has ended, pursuant to section 44(1)(d) of the Act. Specifically, that the Tenants ended the tenancy as they have vacated or abandoned the rental unit.

Based on the Landlord’s testimony, I find that the Landlord does not require an Order of Possession and does not need to pursue her Application for an early end of tenancy. As such, I dismiss the Landlord’s Application without leave to reapply.

Conclusion

The Landlord advised that the Tenants have vacated the rental unit. As such, I dismiss the Landlord's Application 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: May 03, 2021

Residential Tenancy Branch