



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET FF

Introduction

This hearing was convened by way of conference call in response to a Landlord's Application for Dispute Resolution to end the tenancy early and obtain an Order of Possession, and to recover the filing fee from the Tenant.

The Landlord attended the hearing and provided testimony. However, the Tenant did not appear. The Landlord stated that the Tenant moved out of the rental unit approximately a month ago. As such, the issues on this application are now moot, as an order of possession is not required. I hereby dismiss the Landlord's application, in full, without leave to reapply, as the issues are moot and the tenancy has already ended.

The Landlord expressed that he may want to pursue a monetary claim against the Tenant. The Landlord was reminded that he would have to file a separate application for that, along with an application for substituted service, should he be unable to serve the Tenant by traditional methods under the Act. The Landlord is granted leave to apply for monetary compensation, should he so choose.

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: June 01, 2021

Residential Tenancy Branch