



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FFL

Introduction

This hearing dealt with the Landlord's application pursuant to the *Residential Tenancy Act* (the "**Act**") for an early termination of a tenancy pursuant to section 56 because it would be unreasonable or unfair to the Landlord or other occupants of the residential property, to wait for a notice to end the tenancy under section 47 [*landlord's notice: cause*] to take effect. The Landlord also requested authorization of recover the the filing fee for this application from the tenant, pursuant to section 72.

The Tenant did not attend the hearing. The Landlord provided affirmed testimony that the tenancy ended on August 24, 2022, and the Tenant left the key. The Tenant provided no forwarding address. The Landlord still retains the security deposit. The Landlord alleged the Tenant is in rent arrears. The Landlord alleged the Tenant left the rental unit not even remotely reasonably clean and undamaged. The Landlord alleged he incurred a significant monetary loss in cleaning and repair costs to return the rental unit to a habitable state and seeks compensation.

The Landlord wants compensation for various matters related to the cleaning and repair of the rental unit as well as non-payment of rent and asked if these matters could be adjudicated at this hearing. I explained that the limited issue before me was the Order of Possession applied for through the expedited hearing process.

As per Residential Tenancy Policy Guideline #51, "The expedited hearing process is for emergency matters, where urgency and fairness necessitate shorter service and response time limits". Since the tenancy has ended an Order of Possession is no longer required and there is nothing for me to consider.

The Landlord may want to contact an Information Officer at the Residential Tenancy Branch to inquire about options available for any tenancy issues the Landlord deems outstanding.

The Landlord's application for an Order of Possession is dismissed, with leave to reapply. The Landlord's application to recover the filing fee is dismissed, without leave to reapply.

Conclusion

The tenancy has ended. The Landlord's application for an Order of Possession is dismissed, with leave to reapply. The Landlord's application to recover the filing fee is 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: September 1, 2022

Residential Tenancy Branch