



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET

Introduction, Preliminary and Procedural Matters-

This hearing convened to deal with the landlord's application for dispute resolution (application) seeking remedy under the Residential Tenancy Act (Act). The landlord applied for an order of possession to end the tenancy early due to an immediate and severe risk to the rental property, other occupants or the landlord, and to recover the cost of the filing fee.

The landlord attended the hearing; the tenant did not attend.

At the beginning of the hearing, the landlord said the tenant vacated the rental unit and has now removed all her personal property. The landlord confirmed he did not need an order of possession of the rental unit as a result.

Analysis and Conclusion

At the tenancy ended when the tenant vacated the rental unit and removed her belongings, I find the landlord's application seeking an order of possession of the rental unit is now moot. I cannot now decide whether or not the tenancy shall continue.

Given the above, 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*. Pursuant to section 77(3) of the Act, a decision or an order is final and binding, except as otherwise provided in the Act.

Dated: October 07, 2022

Residential Tenancy Branch