



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL, FFL

Pursuant to section 58 of the *Residential Tenancy Act* (the Act), I was designated to hear an application regarding a residential tenancy dispute. The landlords applied on May 30, 2022 seeking:

- an order of possession, having served a Two Month Notice to End Tenancy for Landlord's Use of Property, dated March 29, 2022; and
- the filing fee.

The hearing was attended by one of the landlords and their spouse, but not the tenants; those present were affirmed and made aware of Residential Tenancy Branch Rule of Procedure 6.11 prohibiting recording dispute resolution hearings.

The landlord testified she served the Notice of Dispute Resolution Proceeding (NDRP) on the tenants by registered mail on June 10, 2022, and provided tracking numbers as noted on the cover page of this decision. I find the landlords served the NDRP on each of the tenants in accordance with section 89 of the Act, and deem them received by the tenants on June 15, 2022, pursuant to section 90 of the Act.

The landlord testified that the tenants vacated the rental unit on October 1, 2022, and the landlord confirmed they have possession.

Therefore, in accordance with section 62(4)(b), I dismiss the landlords' claim for an order of possession as it is moot.

As the matter was resolved prior to the hearing, I decline to award the filing fee.

Conclusion

The landlords' application is dismissed.

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: October 11, 2022

Residential Tenancy Branch