



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FFL

This hearing was convened as a result of the Landlord's Application for Dispute Resolution, made on November 14, 2022. The Landlord applied for an order of possession pursuant to section 56 of the Residential Tenancy Act (the Act), and to recover the filing fee pursuant to section 72 of the Act.

The Landlord was represented at the hearing by GS, an agent. SS also attended the hearing as a witness but did not participate. The Tenant attended the hearing on his own behalf. All in attendance provided a solemn affirmation at the beginning of the hearing.

During the hearing, the Tenant advised that he vacated the rental property on or about November 27, 2022 and does not intend to return. GS stated the Landlord is unaware that the Tenant vacated the rental property and has not received the keys from the Tenant. However, based on the Tenant's oral testimony, I find the tenancy has ended. Accordingly, with the agreement of the parties, I grant the Landlord an order of possession, which will be effective on December 6, 2022, at 1:00 p.m.

As the Landlord has obtained the requested relief, I grant the Landlord \$100.00 in recovery of the filing fee paid to make the application. I order that this amount may be retained from the security deposit held.

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: December 6, 2022

Residential Tenancy Branch