



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 Landlords' application under the *Residential Tenancy Act* (the "Act") for:

- an order for early end to tenancy and an Order of Possession of the rental unit pursuant to section 56; and
- authorization to recover the filing fee for this application from the Tenants pursuant to section 72.

The Landlords attended this hearing and gave affirmed testimony. The Tenants did not attend.

Preliminary Matter – Tenancy Has Ended

The Landlords confirmed that the Tenants have already vacated the rental unit. As such, I find that the Landlords' application is no longer needed at this time.

The Landlords testified that the Tenants had engaged in domestic violence in the rental unit, used drugs, and caused destruction to the rental unit. As discussed during the hearing, I have forwarded this matter to the attention of arbitration managers for possible investigation by the Compliance and Enforcement Unit.

Conclusion

This application is dismissed without leave to re-apply due to circumstances that have rendered it moot.

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: January 11, 2023

Residential Tenancy Branch