



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

### Dispute Codes:

OPR; MNR

### Introduction and Analysis

This Hearing was reconvened from a Direct Request Proceeding, originally held on May 12, 2014, on the Landlords' application for an Order of Possession and Monetary Order for unpaid rent. The matter was adjourned to a participatory Hearing.

At the outset of the Hearing, the Landlord testified that the Tenants have moved out of the rental unit. He stated that he is uncertain of the date that the Tenants moved, but that he received a letter in early June from the Tenants' new address indicating that the Tenants had paid a security deposit and rent to their new landlord for June 15 – 30, 2014.

The Landlord stated that the Tenants left possessions in the rental unit and that he was unsure whether or not he could enter the premises or change the locks. He stated that he felt the Tenants had abandoned the rental unit.

I find that the tenancy has ended and that the Landlord no longer requires an Order of Possession. I told the Landlord that the tenancy had ended in accordance with the provisions of Section 44(1)(d) of the Act (abandonment), and that he could change the locks. I also advised him that I would provide him with a copy of Part 5 of the Regulation, which deals with the issue of abandoned property.

The Landlord stated that he did not think he would be able to collect any of the outstanding rent and he withdrew his application for a monetary order at this time.

### Conclusion

The Landlords' application for an Order of Possession is dismissed. The Landlords' application for a Monetary Order was withdrawn. The Landlords may reapply for a monetary Order, within the existing time limits, if they choose to do so.

I am enclosing a copy of Part 5 of the Regulation.

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: July 24, 2014

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Residential Tenancy Branch

