



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Realty Executives Eco-World
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPB, FF

This hearing dealt with an application by the landlord for an order of possession and reimbursement of the filing fee. Although served with the Application for Dispute Resolution and Notice of Hearing by registered mail deemed delivered on February 9, 2016, the tenants did not appear.

The landlord advised that the tenants moved out of the rental unit on March 2, 2016, and that an order of possession was no longer required.

As the tenants did not move out at the end of the fixed term tenancy as provided for in the written tenancy agreement and the landlord was obliged to apply to the Residential Tenancy Branch for an order of possession I find that the landlord is entitled to reimbursement from the tenants of the \$100.00 fee it paid to file this application. Pursuant to section 72(2) of the Residential Tenancy Act this amount may be deducted from the security deposit or pet damage deposit held by the landlord.

In case the landlord has already repaid the security deposit and pet damage deposit to the tenants a monetary order in the amount of \$100.00 is enclosed with this decision. If necessary, this order may be filed in the Small Claims Court and enforced as an order of that court.

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: March 22, 2016

Residential Tenancy Branch

