



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET

Introduction

This hearing dealt with an Application for Dispute Resolution by the Landlord filed under *the Residential Tenancy Act*, (the “*Act*”), for an early end of tenancy pursuant to section 56 of the *Act*. The matter was set for a conference call.

Two Landlords attended the hearing and were affirmed to be truthful in their testimony. As the Tenants did not attend the hearing, service of the Notice of Dispute Resolution Hearing documentation was considered. Section 59 of the *Act* states that the respondent must be served with a copy of the Application for Dispute Resolution and Notice of Hearing. The Landlord testified that the Tenants had been served the Application for Dispute Resolution and Notice of Hearing documents by Canada Post Registered mail, sent on October 15, 2018, a Canada post tracking number was provided as evidence of service. I find that the Tenants had been duly served in accordance with sections 89 and 90 of the *Act*.

The Landlords were provided with the opportunity to present their evidence orally and in written and documentary form, and to make submissions at the hearing.

I have reviewed all oral and written evidence before me that met the requirements of the Rules of Procedure. However, only the evidence relevant to the issues and findings in this matter are described in this Decision.

Issue to be Decided

- Is the Landlord entitled to an early end of tenancy and an Order of Possession, under section 56 of the *Act*?

Preliminary Matter

At the outset of the hearing, the Landlords testified that the Tenants had moved out of the rental unit. The Landlord testified that the property had been abandoned and the Tenants had moved to another province. The Landlord confirmed that he had possession of the property and that he did not need an Order of Possession.

I find that there is no urgent need to end this tenancy as the tenancy has already ended and that the Landlords' have withdrawn their application.

Conclusion

The Application for Dispute Resolution has been withdrawn.

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: November 8, 2018

Residential Tenancy Branch