



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 pursuant to the *Residential Tenancy Act* (the *Act*) for:

- an Order of Possession and emergency end to tenancy, pursuant to section 56; and
- authorization to recover the filing fee from the tenants, pursuant to section 72.

The tenants did not attend this hearing, although I left the teleconference hearing connection open until 11:10 a.m. in order to enable the tenants to call into this teleconference hearing scheduled for 11:00 a.m. Landlord C.J. attended the hearing and was given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I also confirmed from the teleconference system that landlord C.J. and I were the only ones who had called into this teleconference.

Landlord C.J. testified that her application for dispute resolution was posted on the tenants' door on December 24, 2019. A witnessed proof of service document confirming the above testimony was entered into evidence. I find that the tenants were served with the landlords' application for dispute resolution in accordance with section 89 of the *Act*.

At the beginning of the hearing landlord C.J. testified that the tenants moved out of the subject rental property in the last week of December 2019. As this tenancy has already ended, I find that the issues raised in this application are no longer applicable. I therefore dismiss the landlords' application for dispute resolution without leave to reapply.

Conclusion

The landlords' application is dismissed without leave to reapply.

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 10, 2020

Residential Tenancy Branch