



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MT, CNR, CNC, OLC, RP

Introduction

This matter dealt with an application by the Tenant for leave to apply late to cancel a Notice to End Tenancy and if successful, to cancel a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities dated May 2, 2012 and a One Month Notice to End Tenancy for Cause dated April 30, 2012. The Tenant also applied for an Order that the Landlords comply with the Act or tenancy agreement by making repairs.

At the beginning of the hearing, the Tenant said she did not wish to move back into the rental unit but needed access to it to collect her belongings. The Tenant said the Landlords changed the locks approximately ten days ago. The Landlords said they changed the locks on the advice of the RCMP after they escorted the Tenant from the rental property. The Parties agreed that the Landlords would pack the Tenants belongings and remove them from the rental unit. The Parties also agreed that the Tenant would pick up her belongings and mail on Thursday, June 7, 2012 at 2 p.m.

Conclusion

I find that the tenancy ended when the Landlords changed the locks. Consequently, the Tenant's application in its entirety and the Landlords' oral request at the hearing for an Order of Possession are 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: June 04, 2012.

Residential Tenancy Branch