



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, ERP, RP, PSF, RR

Introduction

This hearing was convened by way of conference call in response to the tenants application to cancel a 10 Day Notice to End Tenancy for unpaid rent or utilities; for an Order for the landlord to make emergency repairs for health or safety reasons; for the landlord to make repairs to the unit, site or property; for the landlord to provide services or facilities required by law; and to allow the tenant to reduce rent for repairs, services or facilities agreed upon but not provided.

Service of the hearing documents, by the tenant to the landlord, was done in accordance with section 89 of the *Act*, sent via registered mail on July 07, 2012. Mail receipt numbers were provided in the tenant's documentary evidence. The landlord was deemed to be served the hearing documents on the fifth day after they were mailed as per section 90(a) of the *Act*.

At the outset of the hearing the tenant stated that he was forced to move from the rental unit on June 15, 2012 as the landlord had not made repairs. The tenant also stated that the landlord has moved a new tenant into the unit on or about July 01, 2012.

Conclusion

As the tenant has moved from the rental unit no hearing took place today as the tenant's application has no force or effect because the tenant is no longer residing in the rental unit and the tenancy has ended. Consequently, the tenant's 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: July 26, 2012.

Residential Tenancy Branch