



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ERP OLC PSF

Introduction, Analysis and Conclusion

This hearing dealt with an Application for Dispute Resolution by the tenant under the *Residential Tenancy Act* (the “Act”) for an order compelling the landlord to comply with the Act, regulation or tenancy agreement, to make emergency repairs for health or safety reasons, and to provide services or facilities required by law.

The tenant and an agent for the landlord (the “agent”) attended the hearing. At the start of the hearing, the tenant testified that he decided to vacate the rental unit on May 26, 2013, after filing his application on May 9, 2013. As a result, **I find** the tenant’s application is moot as the tenancy ended on May 26, 2013 by the tenant’s own actions when the tenant vacated the rental unit.

As the tenant has not applied for any monetary compensation and the tenant has since vacated the rental unit since filing his application, the application of the tenant is **dismissed in full, without leave to reapply.**

For the benefit of both parties, I am including a copy of *A Guide for Landlords and Tenants in British Columbia* with my Decision.

This decision is final and binding on the parties, except as otherwise provided under the Act, and 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 05, 2013

Residential Tenancy Branch

