



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes LRE, O, OLC

Introduction

This hearing convened as a result of a Tenant's Application for Dispute Resolution filed August 20, 2014 and in which the Tenant sought an order that the Landlord comply with the Act and Regulations as well as an Order suspending or setting conditions on the Landlord's right to enter the rental unit. In the Details of Dispute section, the Tenant wrote the following:

- Harassment to leave
- Right to quiet enjoyment gone
- Cut off laundry room (no notice) and
- Cut off studio area (no notice)

(the "Tenant's Application").

Preliminary Matter

This hearing began on September 18, 2014 and was adjourned to today's date. I made an Interim Decision, dated September 19, 2014, adjourning the hearing to allow the Landlord time to submit their response materials to the Tenant's evidence which had only been provided to the Landlord on September 11, 2014.

The hearing reconvened on November 7, 2014. In the interim, and at the end of September 2014, the Tenant moved from the rental unit. Consequently, the relief sought by the Tenant on the Tenant's Application is no longer applicable.

I thanked the participants and witnesses who attended. I also explained to them that the hearing was no longer necessary as the tenancy had ended and the orders sought against the Landlord were no longer necessary as the Tenant is not in the rental unit.

As a result, I dismiss the Tenant's application.

At the first hearing I reminded the Tenant that she had not made an application for a Monetary Order, and that if the Tenant wanted a Monetary Order, she would need to amend her application or make a new application. The Tenant and the Landlord are still at leave to make further applications should issues remain outstanding from the tenancy.

The Tenant stated at the hearing that although she had vacated the rental unit, her security deposit had not been returned. The Landlord is cautioned to deal with the security deposit in accordance with the Act.

Conclusion

As the Tenant vacated the rental unit at the end of September 2014 the relief sought in the Tenant's Application was no longer applicable.

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: September 19, 2014

Residential Tenancy Branch

