



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes Landlord: OPC, MND, MNR, MNSD, O, FF
Tenants: CNC, OLC, PSF, LRE, LAT, FF

Introduction

This hearing dealt with cross Applications for Dispute Resolution. The landlord sought an order of possession and a monetary order. The tenants sought to cancel a notice to end tenancy and several orders regarding services and access to the rental unit.

The hearing was conducted via teleconference and was attended by the landlord and the male tenant.

At the outset of the hearing the parties confirmed that the tenants vacated the rental unit on Saturday October 3, 2015. As such, the tenant confirmed that he no longer sought to cancel the 1 Month Notice and that the remaining items on his Application for Dispute Resolution would have only been required if the tenancy continued.

The landlord also confirmed that she no longer required an order of possession because the tenants had vacated the rental unit.

In addition, the landlord's monetary claim is, in part, for damage to the rental unit and the tenants have until the end of the tenancy to make any repairs that may be required. Further, the landlord has not provided any details as to the remainder of her monetary claim for unpaid rent or utilities. As such, I find the monetary claim of the landlord is premature.

During the hearing the tenant provided his forwarding address. I confirmed that the landlord had written down the address as provided by the tenant. I therefore order that, for the purposes of the disposition of the security deposit, the landlord has received the tenants' forwarding address as of October 6, 2015.

Conclusion

Based on the above, I dismiss both Applications for Dispute Resolution. In regard to the landlord's monetary claim I grant the landlord leave to reapply within any required deadlines outlined in the *Act*.

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: October 06, 2015

Residential Tenancy Branch

