



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes *CNC, ERP, MNDC, OLC*

Introduction

This hearing dealt with the tenant's application for dispute resolution, seeking to cancel a notice to end tenancy issued by the landlord for cause, obtain an order directing the landlord to carry out repairs and to comply with the *Act*. The tenant also applied for a monetary order in the amount of \$420.00 for the cost of painting. Both parties attended the hearing. The parties acknowledged receipt of evidence submitted by the other and gave affirmed testimony.

The landlord served the notice to end tenancy for cause on September 27, 2015. The tenant moved out on October 27, 2015. Since the tenant has already moved out, her application to cancel the notice and for an order directing the landlord to carry out repairs and to comply with the *Act* is moot and accordingly dismissed.

During the hearing, the tenant also informed me that she had recovered her monetary claim of \$420.00 by making a unilateral decision to deduct this amount off rent for the last month of tenancy and did not wish to pursue this portion of her application. The tenant has also informed me that she has made an application for the return of the security deposit which will be heard on June 28, 2016. The tenant has provided the landlord with a forwarding address as of this date – December 02, 2015.

Conclusion

Since the tenant has moved out and withdrawn the monetary portion of her application, her application is dismissed.

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: December 02, 2015

Residential Tenancy Branch

