



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, LC, ER, LRE, OP, FF  
Introduction

In the first application the tenants seek to cancel a one month Notice to End Tenancy given alleging cause. They also seek a compliance order, an emergency repair order, an order permitting them to change the locks to the premises and an order restricting the landlord's right of entry.

In the second application the landlord seeks an order of possession pursuant to the Notice.

Neither tenant attended for the hearing within ten minutes after its scheduled start time. As a result the tenants' application is dismissed. The landlord and his legal counsel attended and were ready to proceed. As a result, the tenants' application is dismissed without leave to re-apply.

The landlord reports that the tenants vacated the rental unit and that, in any event, he had obtained an order of possession *via* the direct request process. The landlord's application is therefore moot. I award him recovery of the \$100.00 filing fee for this application and authorize him to recover it from the security deposit he holds.

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: March 29, 2018

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Residential Tenancy Branch