



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes LAT, LRE, OLC, FF

Introduction

This matter dealt with an application by the Tenant to change the locks on the rental unit, to restrict the landlord's right of entry, for the landlord to comply with the Act, regulations and tenancy agreement and to recover the filing fee.

At the start of the hearing the Tenant said that the Landlord issued a 2 Month Notice to End Tenancy for Landlord's Use of the Property. The reason on the Notice to End Tenancy was that a close family member moving into the unit. The Tenant said she sent the Notice to End Tenancy into evidence, but she did not amend the application to dispute this Notice. The Tenant continued to say the Landlord can not be selling the property and having her son move into at the same time. The Tenant said this application was made because the Landlord was being unreasonable about showing the unit to potential buyers. It was disrupting the Tenant's life and the Landlord was not complying with the Act and regulations with regard to entering the rental unit.

The Landlord said the property is no longer for sale and there will be no more showings of the property to potential buyers as her son is moving into the rental unit on December 1, 2018.

The Tenant said that this application was to dispute the Landlord entering the unit to show the property for sale, but now if the property is not for sale the reason for this application has been satisfied. The Tenant said she understands the Landlord will not be entering the unit for sale purposes. The Tenant continued to say she may dispute the Landlord's 2 Month Notice to End Tenancy for Landlord's Use of the Property because she is not convinced the Landlord is acting in good faith.

The Landlord said she is telling the truth, her son is moving into the unit and the rental unit is not for sale.

I find the Tenant's application has been satisfied by the change in the Landlord's situation. The unit is no longer for sale and a close family member is moving into the unit. Consequently I find the Tenant's application has been satisfied; therefore I dismiss the Tenant's application without leave to reapply.

Conclusion

The Tenant's application is dismissed.

I order the Landlord to comply with the Act, regulations and tenancy agreement with regards to entering the rental unit and with the 2 Month Notice to End Tenancy for Landlord's Use of the Property.

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 01, 2018

Residential Tenancy Branch