



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes AAT, CNC, ERP, MT, OLC, OPT, PSF, RP

Introduction

This teleconference hearing was scheduled in response to an application by the Tenant under the *Residential Tenancy Act* (the “Act”). The Tenant applied for an order to allow access to the Tenant or the Tenant’s guests, to cancel a One Month Notice to End Tenancy for Cause (the “One Month Notice”), for emergency repairs, for more time to dispute the One Month Notice, for an Order for the Landlord to comply with the *Act*, *Residential Tenancy Regulation* or the tenancy agreement, for an Order of Possession for the Tenant, for an order for the Landlord to provide services or facilities required by the tenancy agreement or law, and for regular repairs to be completed.

The Tenant and both Landlords were present for the duration of the teleconference hearing. Neither party brought up any concerns regarding service of the Notice of Dispute Resolution Proceeding package or service of evidence.

Preliminary Matters

During the hearing, the address of the rental unit was clarified and amended on the Application for Dispute Resolution.

It was also clarified that the second Applicant was not a part of this dispute and was therefore removed as a named party on the Application for Dispute Resolution.

These amendments were made in accordance with Section 64(3)(c) of the *Act*.

At the outset of the hearing, the parties confirmed that the Tenant had moved out of the rental unit and therefore the tenancy has already ended. As all of the claims of the Tenant are in relation to the tenancy and he has moved out, I find that the claims are no

longer relevant. As such, the parties were informed that the Tenant's application would be dismissed, and the hearing did not proceed.

Analysis

As the parties confirmed that the Tenant had moved out of the rental unit, I find that the tenancy has ended. As such, I find that there is no longer a notice to end tenancy in dispute and the remainder of the Tenant's claims are also no longer relevant. Therefore, no findings on the Tenant's claims will be made. The Tenant's Application for Dispute Resolution is dismissed, without leave to reapply.

Conclusion

This Application for Dispute Resolution is dismissed in its entirety, without leave to reapply.

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 16, 2018

Residential Tenancy Branch