



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding WOODBINE TOWNHOMES and
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC OLC

Introduction and Analysis

This hearing dealt with an Application for Dispute Resolution (“application”) by the tenant seeking remedy under the *Residential Tenancy Act* (“Act”) to cancel a 1 Month Notice to End Tenancy for Cause, and for an order directing the landlord to comply with the Act, regulation or tenancy agreement.

The tenant, a tenant advocate, and two agents for the landlord (“agents”) attended the teleconference hearing. The parties were affirmed and at the start of the hearing, the parties confirmed that the tenant vacated the rental unit on February 1, 2019, since the tenant filed their application on January 7, 2019.

Given the above, I find that since the tenancy has ended by the tenant vacating the rental unit that this entire application is now moot. Therefore, I find it is not necessary to consider this application as the tenancy has ended.

Preliminary and Procedural Matters

During the hearing, the parties agreed to change the landlord’s name to the correct name, which was done in accordance with section 64(3) of the Act.

In addition, the parties confirmed their email addresses at the outset of the hearing. The parties also confirmed their understanding that the decision would be emailed to both parties.

Conclusion

The tenant's application is now moot as the tenant has vacated the rental unit. Therefore, the tenant's application is dismissed without leave to reapply.

The decision will be emailed to both parties as indicated above.

This decision is final and binding on the parties, except as otherwise provided under the Act, and 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: February 13, 2019

Residential Tenancy Branch