



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR ERP OLC

This hearing was convened pursuant to the Tenants' Application for Dispute Resolution made on April 17, 2019 (the "Application"). The Tenants applied for the following relief pursuant to the *Residential Tenancy Act* (the "Act"):

- an order cancelling a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, dated March 31, 2019;
- an order that the Landlord make emergency repairs for health or safety reasons; and
- an order that the Landlord comply with the *Act*, regulation, and/or the tenancy agreement.

The Landlord was represented at the hearing by A.S., an agent. The Tenants did not attend the hearing. On behalf of the Landlord, A.S. advised that an order of possession was granted on April 18, 2019. The file number related to the order of possession is included above for ease of reference. According to A.S., the Landlord then retained the services of a bailiff which attended the rental property to remove the Tenants from the rental unit on May 7, 2019.

In this case, I find that the tenancy has ended. The Tenants' Application is dismissed in its entirety, without leave to reapply. As the Landlord has already obtained and enforced an order of possession, and the tenancy has ended, it is not necessary for me to grant an additional order of possession to the Landlord pursuant to section 55(1) of the *Act*.

Conclusion

The Tenants' Application is dismissed, 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: May 24, 2019

Residential Tenancy Branch