



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes DRI, CNR, PSF, AAT, FFT

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the *Act*) for:

- cancellation of the 10 Day Notice to End Tenancy for Unpaid Rent, pursuant to section 46;
- an Order to provide services or facilities required by the tenancy agreement or law, pursuant to section 65;
- disputation of a rent increase from the landlord, pursuant to section 42;
- an Order to Allow Access for the Tenant or their guests, pursuant to sections 30 and 70; and
- authorization to recover the filing fee for this application from the landlord, pursuant to section 72.

Both parties attended the hearing and were each given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses.

The tenant testified that the landlord was personally served with his application for dispute resolution on August 16, 2019. The landlord did not dispute the tenant's testimony. I find that the landlord was served with the tenant's application in accordance with section 89 of the *Act*.

Issues to be Decided

1. Is the tenant entitled to cancellation of the 10 Day Notice to End Tenancy for Unpaid Rent, pursuant to section 46 of the *Act*?
2. Is the tenant entitled to an Order to provide services or facilities required by the tenancy agreement or law, pursuant to section 65 of the *Act*?

3. Is the tenant entitled to cancel a rent increase from the landlord, pursuant to section 42 of the *Act*?
4. Is the tenant entitled to an Order to Allow Access for the Tenant or their guests, pursuant to sections 30 and 70 of the *Act*?
5. Is the tenant entitled to recover the filing fee for this application from the landlord, pursuant to section 72 of the *Act*?

Background and Evidence

The tenant testified that he moved out of the subject rental property on August 30, 2019.

Analysis

The issues raised in the application are no longer applicable as the tenancy has ended.

Conclusion

The tenant's 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: October 03, 2019

Residential Tenancy Branch