



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, CNL, FFT

Introduction

This hearing convened as a result of a Tenant's Application for Dispute Resolution, filed on December 13, 2019, wherein the Tenant requested to cancel a 1 Month Notice to End Tenancy for Cause issued on December 1, 2019 (the "1 Month Notice"), a 2 Month Notice to End Tenancy for Landlord's Use issued on December 1, 2019 (the "2 Month Notice"), and to recover the filing fee. By amendment the Tenant also sought an Order restricting the Landlord's right to enter the rental unit.

The hearing was conducted by teleconference at 9:30 a.m. on February 7, 2020. Both parties called into the hearing and were provided the opportunity to present their evidence orally and in written and documentary form and to make submissions to me.

At the outset of the hearing the Tenant confirmed that he had vacated the rental unit on January 20, 2020. As the Tenant gave up possession of the rental unit, his Application was no longer relevant. It is therefore recorded as being withdrawn.

Counsel for the Landlord stated that until the hearing the Landlord was not made aware the Tenant had vacated the unit as the Tenant had failed to return the keys, and the parties had yet to participate in a move out condition inspection.

The Tenant and counsel for the Landlord confirmed they would discuss the return of the keys, the move out inspection and the Tenant's security deposit. The parties were reminded of the requirements set forth in section 38 of the *Residential Tenancy Act*.

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: February 07, 2020

Residential Tenancy Branch