



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR-MT, RP, OLC

Introduction

In this dispute, the tenants had sought various relief under sections 32, 46, 62, and 66 of the Residential *Tenancy Act* (the “Act”). The tenants applied for dispute resolution on February 15, 2020 and a dispute resolution hearing was held on April 7, 2020, which the tenants and the landlord attended.

Preliminary Issue: Tenancy Has Ended

Within the first several minutes of the hearing, the landlord testified that there had been a previous hearing in which he had been granted an order of possession of the rental unit. He provided me with the file number of that hearing (noted as the “Other File No.” on the cover page of this decision), which I accessed and reviewed.

The previous hearing, which occurred on March 24, 2020, involved an application by the landlord for an order ending the tenancy early under section 56 of the Act. It does not appear that the tenants attended this hearing. A decision, along with an order of possession, were issued on March 25, 2020, and sent by mail to the tenants and by e-mail to the landlord.

The decision of March 24, 2020 included an order of possession effective immediately, which is to say that the tenancy ended on March 24, 2020. Thus, given that there is no longer a tenancy between the parties, the relief sought by the tenants in this present application are rendered moot.

The tenants were provided with the file number of the previous hearing and were directed to contact the Residential Tenancy Branch to determine options for review or appealing of the previous arbitrator’s decision.

Conclusion

The 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 Act.

Dated: April 7, 2020

Residential Tenancy Branch