



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ZORO HOLDINGS LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC FF

This hearing was convened as a result of the Tenant's Application for Dispute Resolution made on May 28, 2020 (the "Application"). The Tenant applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order that the Landlord comply with the *Act*, regulation, and/or the tenancy agreement;
- an order granting recovery of the filing fee.

The Tenant attended the hearing and was accompanied by her mother, K.W. The Landlord was represented at the hearing by A.M., S.M., and E.V., agents. All in attendance provided affirmed testimony.

At the beginning of the hearing the Tenant confirmed that her claim was related to pest control issues she raised during the tenancy but were not adequately addressed by the Landlord. However, K.W. testified that the Tenant provided the Landlord with written notice to end the tenancy by leaving a copy at the Landlord's office on May 28, 2020. The Tenant testified that she intends to vacate the rental unit on June 30, 2020, in accordance with the notice, and asked to withdraw the Application. A copy of the Tenant's notice was submitted into evidence by the Tenant. A.M. acknowledged receipt of the Tenant's notice but noted the tenancy agreement was for a fixed term ending on January 31, 2021.

As the Tenant confirmed her intention to vacate the rental unit on June 30, 2020 – five days after the hearing – I find it is not necessary to consider the Tenant's request for an order that the Landlord address pest control issues raised during the tenancy. I accept the Tenant's request and consider the Application withdrawn.

As the Tenant provided the Landlord with written notice to end the tenancy before the date of this hearing – on the date the Application was made – I decline to grant recovery of the filing fee to the Tenant.

The evidence and submissions described out above do not detract from the right of either party to bring further claims arising from the tenancy.

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: June 25, 2020

Residential Tenancy Branch