



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      PSF, OLC, LRE

### Introduction

On April 14, 2020, the Tenants applied for dispute resolution under the *Residential Tenancy Act* (“the Act”) seeking the following relief:

- for an order that the Landlord provide services or facilities required by law.
- For the Landlord to comply with the Act, Regulation or tenancy agreement.
- To suspend or set conditions on the Landlords right to enter the rental unit.

The matter was scheduled for a teleconference hearing. The Tenant and Landlord were present at the hearing. At the start of the hearing I introduced myself and the participants.

At the start of the hearing the Tenant testified that she moved out of the rental unit on May 1, 2020 prior to this hearing.

The Landlord provided testimony confirming that the Tenants moved out of the rental unit on May 1, 2020.

Since the tenancy has ended, I find that there is no reason to proceed with the relief sought by the Tenant. There would be no point in ordering the Landlord to provide a service or facility or to suspend a Landlords right to enter a rental unit for a tenancy that has already ended.

The Tenant testified that she has moved on from these issues and simply wants an apology for what she feels was the Landlords failure to protect her right to quiet peaceful enjoyment of the rental unit.

The Landlord testified that he wanted closure regarding the Tenants unilateral decision to withhold payment of rent.

Since these issues are not within the application before me, they were not heard. The parties were informed of their rights to apply for dispute resolution if they want to seek compensation against each other.

### Conclusion

The Tenants moved out of the rental unit prior to the hearing. I find that there is no reason to proceed with a hearing to determine the relief sought by the Tenant.

The Tenant's application is dismissed in its entirety 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: June 01, 2020

---

Residential Tenancy Branch