



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC

### Introduction

On March 30, 2020, the Tenant submitted an Application for Dispute Resolution under the *Residential Tenancy Act* (“the Act”) seeking to cancel a One Month Notice to End Tenancy for Cause (“the One Month Notice”).

The matter was set for a conference call hearing on May 22, 2020. The Tenant and Landlord appeared at that hearing and the Tenant requested an adjournment in order to obtain an advocate. The Arbitrator granted the Tenants request.

The matter was rescheduled as a conference call hearing for June 18, 2020. The Tenant and Landlord’s agent (“the Landlord”) appeared at the hearing.

The Tenant testified that she vacated the rental unit on June 14, 2020 and she is not looking to reinstate the tenancy.

The Landlord provided testimony confirming that the Tenant has vacated the unit and that the tenancy has ended.

Section 44 of the Act provides that a tenancy ends if the tenant vacates or abandons the rental unit.

Pursuant to section 44 of the Act, I find that the Tenant vacated the rental unit and the tenancy ended on June 14, 2020.

Since the tenancy has already ended there is no need to proceed with a hearing to determine whether or not the tenancy should end based on issuance of a One Month Notice to End Tenancy for Cause.

The Tenant's application to cancel the One Month Notice to End Tenancy for Cause dated March 16, 2020 is dismissed without leave to reapply.

Conclusion

The Tenant vacated the rental unit prior to having her application heard to cancel a One Month Notice to End Tenancy for Cause.

The tenancy ended on June 14, 2020.

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: June 18, 2020

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Residential Tenancy Branch