



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, LAT, OLC, FFT

Introduction

The tenant had sought various relief under the *Residential Tenancy Act* (“Act”). He had filed an application for dispute resolution on October 8, 2020 and a hearing was held Monday, December 21, 2020. Both the tenant and the landlord attended the hearing.

Preliminary Issue: Tenancy Has Ended

At the start of the hearing, I asked for clarification with respect to whether the tenant shared the kitchen or bathroom facilities with the landlord (there was a reference to the “landlord’s kitchen” in the tenant’s written submissions, and I wanted to ascertain whether I had jurisdiction under section 4(c) of the Act, which excludes living accommodations where a tenant shares bathroom or kitchen facilities with the owner of the accommodation).

The tenant referenced the kitchen in the past tense, at which point I asked whether he still resided in the rental unit. He said that he had moved out two months ago.

Given that the tenancy is now over, and given that the relief sought (namely, an order cancelling a notice to end tenancy, an order that the landlord comply with the Act, and, an order authorization a lock change) was rendered moot by the tenant having vacated the rental unit, there is no relief for me to consider.

Based on the information provided by the tenant, the tenant’s application is dismissed without leave to reapply. As explained to the tenant, his application for recovery of the application filing fee is similarly dismissed.

Conclusion

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 Act.

Dated: December 21, 2020

Residential Tenancy Branch