



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, RR, MNDCT, LRE, OLC

Introduction

The tenants apply to dispute a one month Notice to End Tenancy for cause received September 17, 2020. They also seek a monetary award for return of a security deposit (that the landlord denies was paid), rent return for the landlord ending the tenancy prematurely, a rent reduction, a compliance order and an order restricting landlord access.

At the start of the hearing the parties confirmed that the tenants moved out in mid-October 2020 and as a result, all of the tenants' claims in this application are "moot" or redundant. Their determination would serve no practical purpose.

The attending tenant verbally advanced a claim that the tenants had to move out because of the conduct of the landlord. That is claim not clearing enunciated in the tenants' application and so it cannot be fairly dealt with at this hearing. The tenants are free to make another application advancing that claim.

Similarly, the landlord indicates he seeks recover of unpaid rent. He is free to make his own application in that regard.

In result, the application is dismissed. The tenants are free to re-apply regarding the monetary claim noted above and I grant then any leave required for them to do so.

The other claims are dismissed without leave to re-apply, as the tenancy has ended.

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: December 01, 2020

Residential Tenancy Branch