



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding DORSET REALTY GROUP and
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR, CNC, RP, FFT

Introduction

Pursuant to section 58 of the Residential Tenancy Act (the Act), I was designated to hear an application regarding the above-noted tenancy. The tenant applied for:

- cancellation of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the 10-Day-Notice) pursuant to section 46;
- cancellation of the One Month Notice to End Tenancy for Cause (the One Month Notice), pursuant to section 47;
- an order requiring the landlord to carry out repairs, pursuant to section 32; and
- an authorization to recover the filing fee for this application, under section 72.

I left the teleconference connection open until 11:10 A.M. to enable the landlord to call into this teleconference hearing scheduled for 11:00 A.M. The landlord did not attend the hearing. The tenant, represented by advocate CW (the tenant), attended the hearing and was given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I also confirmed from the teleconference system that the tenant and I were the only ones who had called into this teleconference.

At the outset of the hearing the tenant affirmed the landlord withdrew both Notices. The tenant also affirmed the repairs needed were caused by the tenant's actions and he paid for them.

The tenant's claims are moot as the landlord withdrew the Notices and the repairs needed were caused by the tenant's actions.

Section 62(4)(b) of the Act the dismiss all or part of an application for dispute resolution which does not disclose a dispute that may be determined under the Act. I exercise my

authority under section 62(4)(b) of the Act to dismiss this application for dispute resolution.

Accordingly, I dismiss the tenant's application in its entirety. The tenant must bear the cost of his filing fee.

Conclusion

I dismiss the tenant's application 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: February 05, 2021

Residential Tenancy Branch