



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MAINSTREET EQUITY CORPORATION and
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC FFT

Introduction

This hearing was convened as a result of a tenants' Application for Dispute Resolution (application) seeking remedy under the *Residential Tenancy Act* (Act). The tenants applied for an order directing the landlord to comply with the Act, regulation or tenancy agreement, and to recover the cost of the filing fee.

The tenants, an agent for the landlord, KS (agent), and the resident manager for the landlord, JC (manager) attended the teleconference hearing. The parties were affirmed and provided testimony. As neither party raised concerns with receiving documentary evidence from the other party, I find that both parties were sufficiently served in accordance with the Act.

I have reviewed all oral and written evidence before me that met the requirements of the Rules of Procedure. However, only the evidence relevant to the issues and findings in this matter are described in this Decision.

Preliminary and Procedural Matters

At the outset of the hearing, the tenants confirmed that since filing their application on November 25, 2020, the roofing repair has since been completed. I note the application relates to work on the roof impacting the tenants and for an order for the landlord to comply with the Act. As a result, I find this matter is now moot as the roofing work has been completed.

In addition, the parties also confirmed their email addresses during the hearing. This decision will be sent to the email addresses for the parties confirmed during the hearing.

Analysis and Conclusion

The tenants' application is dismissed as the tenants confirmed that the roofing work has been completed since their application was filed.

I also note that the tenants mentioned compensation due to the roofing work, and the tenants were informed that this application did not include a request for compensation due to the roofing work. As a result, the tenants are at liberty to apply for compensation if they so choose. This decision does not extend any applicable time limits under the Act.

Given that the roofing work has been completed, I find the application is now moot and is dismissed without leave to reapply.

I do not grant the filing fee as this matter is now moot.

This decision will be emailed to both parties as described above.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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 18, 2021

Residential Tenancy Branch