



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* ("Act") for:

- an order requiring the landlord to comply with the *Act*, *Residential Tenancy Regulation* or tenancy agreement, pursuant to section 62.

The landlord's agent and the tenant attended the hearing and were each given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses. The landlord's agent confirmed that they had permission to speak on behalf of the landlord owner named in this application. This hearing lasted approximately 11 minutes.

The landlord's agent confirmed receipt of the tenant's application for dispute resolution hearing package. In accordance with sections 89 and 90 of the *Act*, I find that the landlord was duly served with the tenant's application.

Pursuant to section 64(3)(c) of the *Act*, I amend the tenant's application to replace the name of the landlord company with the individual landlord owner. Both parties consented to this amendment during the hearing.

At the outset of the hearing, both parties confirmed that the tenant vacated the rental unit. The tenant confirmed that they had no intention of returning to the rental unit. They claimed that the landlord evicted them, and they wanted to make sure no future tenants had to go through what they did.

I notified both parties that the tenant's application was dismissed without leave to reapply, as an order to comply is only related to an ongoing tenancy, and this tenancy ended. I informed them that I could not deal with any potential future tenants who were not parties to this application. Both parties confirmed their understanding of same.

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 11, 2021

Residential Tenancy Branch