



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      LRE, OLC, FFT, CNL-4MO, MNDCT, FFT

This hearing was convened in response to an application and amended application by the Tenants pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. An Order restricting the Landlord’s entry - Section 70;
2. An Order for the Landlord’s compliance - Section 62;
3. An Order cancelling a notice to end tenancy - Section 49;
4. A Monetary Order for compensation - Section 67; and
5. An Order to recover the filing fee for this application - Section 72.

Both Parties appeared and confirmed that the tenancy has ended, and the Tenants are no longer in the unit. The Landlord confirms that it has possession of the unit. The Tenant confirms that the claim for compensation is in relation to breaches by the Landlord during the tenancy, rents paid and for return of the security deposit.

Section 62(4)(a) of the Act provides that the director may dismiss all or part of an application for dispute resolution if there are no reasonable grounds for the application or part. As the tenancy has ended and as the claims to cancel a notice to end tenancy, for the landlord’s compliance and restricting the landlord’s entry are only relevant to an ongoing tenancy I find that there are no reasonable grounds for these claims, and I dismiss them without leave to reapply.

Rule 2.3 of the Residential Tenancy Branch Rules of Procedure provides that claims made in an application must be related to each other and unrelated claims may be dismissed with or without leave to reapply. As the claim for compensation is not related to the other claims, I dismiss this claim with leave to reapply.

As the application has not been successful, I decline to award recovery of the filing fee and I dismiss this claim 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: February 22, 2021

---

Residential Tenancy Branch