



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, FFT, CNC, OLC

Introduction

The tenant filed an Application for Dispute Resolution on December 29, 2020 seeking an order to cancel the 10 Day Notice to End Tenancy for Unpaid Rent (the “10-Day Notice”). They amended their claim on January 5, 2021 to also dispute the One Month Notice to End Tenancy for Cause (the “One-Month Notice”). Additionally, they seek the landlord’s compliance with the legislation and/or the tenancy agreement, and reimbursement of the filing fee. The matter proceeded by way of a hearing pursuant to section 74(2) of the *Residential Tenancy Act* (the “Act”) on March 23, 2021.

The landlord only attended the hearing to speak to the issue at hand. At the start of the hearing they provided that the tenant already moved out of the rental unit on March 12, 2021.

Given that the tenancy has ended, neither the validity of the One-Month Notice nor the validity of the 10-Day Notice is at issue. The matter of the landlord’s compliance concerns an extant tenancy. Because the tenancy ended, this is no longer in issue. As a result, I dismiss the tenant’s Application, without leave to reapply. Because the Application is dismissed, there is no compensation of the Application filing fee.

Conclusion

The tenant’s Application is dismissed without leave to reapply. This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under s. 9.1(1) of the *Act*.

Dated: March 23, 2021

Residential Tenancy Branch