



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **CNC, LRE**

Introduction

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

- An order to cancel a One Month Notice To End Tenancy for Cause pursuant to sections 47 and 55; and
- An order to suspend a landlord's right to enter the rental unit pursuant to section 70.

The tenant was represented at the hearing by her advocate, MG. The landlord did not attend the hearing which commenced at 11:00 a.m. and concluded at 11:05 a.m. The tenant's advocate advised me that the tenant vacated the rental unit some time before February 23, 2021.

Analysis

Pursuant to section 44(1)(d), I find the tenancy ended when the tenant vacated the rental unit.

Section 62(4) allows the director to dismiss an application if there are no reasonable grounds for the application or if the application does not disclose a dispute that may be determined under Part 5 of the *Residential Tenancy Act*. As this tenancy has already ended, I find the tenant's application no longer discloses a dispute that may be determined under Part 5 of the *Act*. I dismiss the tenant's application pursuant to section 62(4).

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 Section 9.1(1) of the *Residential Tenancy Act*.

Dated: March 15, 2021

Residential Tenancy Branch