



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding NEST PROPERTY MANAGEMENT AND REAL ESTATE SERVICES LTD. and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR, DRI, OLC

Introduction

The tenant applied for various relief under the *Residential Tenancy Act* (“Act”). Both parties attended the hearing on April 9, 2021. No issues of service were raised by the parties, and Rules 6.10 and 6.11 of the *Rules of Procedure* were addressed.

Preliminary Issue: Tenancy Has Ended

The parties confirmed that the tenancy has, in fact, ended. The landlord noted that the tenant vacated the rental unit at the end of February 2021. The tenant clarified that she moved out a few days before Valentine’s Day. Either way, the tenancy is over and the relief for which the tenant had requested (that is, a cancellation of a notice to end tenancy, a dispute of a purported rent increase, and an order for landlord compliance) is moot. In other words, there is nothing further for me to do in respect of the tenant’s application.

As explained to the landlord, the landlord is at liberty to file an application for dispute resolution claiming compensation for unpaid rent, and for any other monetary loss.

I hereby dismiss the tenants’ application, without leave to reapply.

This decision is made on authority delegated to me under section 9.1(1) of the Act.

Dated: April 9, 2021

Residential Tenancy Branch