



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Mavco Exit Door Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNL

Preliminary and Procedural Matters

This hearing dealt with an Application for Dispute Resolution by the tenant under the Residential Tenancy Act (Act) seeking:

- an order cancelling the Two Month Notice to End Tenancy for Landlord's Use of Property (Notice) issued by the landlord.

The tenant attended the hearing; the landlord did not attend.

The tenant said she served the landlord with her Application for Dispute Resolution, evidence, and Notice of Hearing (application package) by registered mail. The tenant confirmed the landlord received her application package as he asked her why she filed it.

Based upon the submissions of the tenant, I accept the landlord was served notice of this hearing and the tenant's application in a manner complying with section 89(1) of the Act and the hearing proceeded in the landlord's absence.

At the start of the hearing held on April 13, 2021, the tenant confirmed she was vacating the rental unit on April 15, 2021.

As a result, I find the tenant's application seeking to cancel the Notice in order to continue the tenancy is moot as the tenancy ends on April 15, 2021, when the tenant vacates the rental unit.

Given the above, I dismiss the tenant's application to cancel the Two Month Notice to End Tenancy for Landlord's Use of Property.

The tenant also mentioned other current and outstanding issues with this landlord.

The tenant was informed she could seek information from staff at the Residential Tenancy Branch (RTB).

Conclusion

The tenant's application is dismissed as it is now moot.

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: April 13, 2021

Residential Tenancy Branch