



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNR, CNL

### Introduction

Pursuant to section 58 of the Residential Tenancy Act (the Act), I was designated to hear an application regarding the above-noted tenancy. The tenant applied on February 11, 2021 for cancellation of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, pursuant to section 46.

The tenant applied on March 04, 2021 for cancellation of the 2 Month Notice to End Tenancy for Landlord's Use, pursuant to section 49.

The respondent (landlord) called into this teleconference at the date and time set for the hearing of this matter. Although I waited until 11:10 A.M. to enable the applicant (tenant) to connect with this teleconference hearing scheduled for 11:00 A.M., the applicant did not attend.

I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. During the hearing, I also confirmed from the online teleconference system that the landlord and I were the only persons who had called into this teleconference.

The landlord affirmed the tenant moved out of the rental unit on April 30, 2021.

The applications to cancel the 10 Day to End Tenancy for Unpaid Rent or Utilities and the 2 Month Notice to End Tenancy for Landlord's Use are moot since the tenancy has ended and the landlord has possession of the rental unit.

Section 62(4)(b) of the Act states an application should be dismissed if the application or part of an application for dispute resolution does not disclose a dispute that may be determined under the Act. I exercise my authority under section 62(4)(b) of the Act to dismiss the applications for cancellation of the Notices.

Conclusion

I dismiss the tenant's applications 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: May 18, 2021

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Residential Tenancy Branch