



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes LRE, OLC, MNDCT.

This hearing convened as a result of a Tenant's Application for Dispute Resolution, filed April 29, 2021, wherein the Tenant sought the following relief:

- an Order restricting the Landlord's right to enter the rental unit;
- an Order that the Landlord provide services or facilities;
- an Order that the Landlord comply with the *Residential Tenancy Act*, the *Residential Tenancy Regulation*, and/or the residential tenancy agreement;
- an Order that the Landlord make repairs to the rental unit; and,
- an Order for monetary compensation from the Landlord in the amount of \$7,548.44.

The hearing of the Tenant's Application was scheduled for 9:30 a.m. on September 2, 2021. The Tenant, and the Landlord's agent, N.S., called into the hearing.

At the outset of the hearing the Tenant stated that the rental unit had sold and that the new owners took possession the day prior to the hearing. She also stated that she and the new owners agreed she would vacate the rental unit by September 15, 2021. The Landlord's agent confirmed he was unaware the property had sold and did not have any instructions from the new owners.

The Landlord's agent also stated the Tenant sent her Application for Dispute Resolution by email to the Landlord, but failed to serve any evidence in support of her claims. A review of the Residential Tenancy Branch records confirmed that the Tenant also failed to submit any of her evidence to the Branch's online service portal.

The majority of the relief sought by the Tenant related to the continuation of her tenancy. As she was moving from the rental unit, that relief was no longer applicable. I therefore dismiss, without leave to reapply, the Tenant's request for the following:

- an Order restricting the Landlord's right to enter the rental unit;
- an Order that the Landlord provide services or facilities;
- an Order that the Landlord comply with the *Residential Tenancy Act*, the *Residential Tenancy Regulation*, and/or the residential tenancy agreement; and,
- an Order that the Landlord make repairs to the rental unit.

The Tenant also made a monetary claim against the Landlord, yet failed to serve supporting evidence on the Landlord, and failed to submit those documents in evidence before me. As that evidence was not before me and was not properly served on the Landlord, I dismiss the Tenant's monetary claim with 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: September 02, 2021

Residential Tenancy Branch