



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **CNC**

Introduction

This hearing dealt with the Tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for cancellation of the Landlord's One Month Notice to End Tenancy for Cause pursuant to Section 47 of the Act.

The hearing was conducted via teleconference. The Landlord's Agent, MF, attended the hearing at the appointed date and time and provided affirmed testimony. The Tenant did not attend the hearing. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I also confirmed from the teleconference system that MF and I were the only ones who had called into this teleconference.

MF was advised that Rule 6.11 of the Residential Tenancy Branch Rules of Procedure prohibits the recording of dispute resolution hearings. MF testified that he was not recording this dispute resolution hearing.

MF was given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses.

Preliminary Matter

At the outset of the hearing, MF testified that Tenant MC was the only Tenant who lived in the unit, but she no longer resides there. The tenancy agreement was with MC and EC. EC is MC's mother, but EC never lived at the unit. MF provided documentary evidence dated October 1, 2021 stating that the Tenants confirmed that the tenancy is ended, and MC will not return to the suite. MF stated all of Tenant MC's belongings

have been put in storage and, pursuant to Section 25(1)(d) of the Residential Tenancy Regulations, her parents have been notified. MF is holding them until they come to collect them. MF also testified that the security deposit was fully returned to Tenant EC, however I make no finding of law or fact regarding the security deposit.

MF said an Order of Possession is not needed.

The tenancy ended on October 1, 2021 pursuant to Section 44(1)(c). As the tenancy has come to an end, pursuant to Section 62 I have no authority to adjudicate the claim before me.

Conclusion

The tenancy ended on October 1, 2021. The Director's authority has ended in this matter.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: October 22, 2021

Residential Tenancy Branch