



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC LAT FFT

Introduction

The tenant filed an Application for Dispute Resolution on July 5, 2021 seeking the landlord's compliance with the legislation and/or the tenancy agreement, and authorization to change the locks on the rental unit. Additionally, they sought reimbursement of the Application filing fee. The matter proceeded by way of a hearing pursuant to s. 74(2) of the *Residential Tenancy Act* (the "Act") on November 2, 2021.

Both parties attended the hearing. Each of the parties stated they had not received any prepared evidence from the other, despite submitting pieces to the Residential Tenancy Branch prior to the hearing. I affirmed an oath with all attendees; therefore, their statements stand as evidence in this proceeding.

The tenant initially applied to dispute the landlord's request to remove a camera in the rental unit. This was their request for confirmation that the landlord should abide by the tenets of the *Act* and/or the tenancy agreement. They provided that shortly after they filed their Application, their co-tenants changed. The new co-tenants stated their concern with having a camera installed; therefore, the tenant here removed the camera based on this. The tenant in the hearing stated the need for the camera and the prior request from the landlord were no longer at issue.

Based on this, I find this portion of the tenant's Application withdrawn. I dismiss this piece, without leave to reapply.

For their request for a lock change, the tenant presented how there were three incidents where the landlord entered the rental unit. This was either prior to the scheduled time, or without what the tenant's full knowledge. The tenant presented that they had a conversation with the landlord about this, and this was no longer an ongoing situation. They stated plainly there was no need to change the locks on the rental unit. On this

basis, I also find this portion of the tenant's Application withdrawn. I dismiss this piece, without leave to reapply.

Based on the issues being dismiss, the tenant is not successful in their Application; therefore, they are not eligible for reimbursement of the Application filing fee.

Conclusion

Based on what the tenant presented in the hearing, I dismiss their Application in its entirety, without leave to reapply.

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

Dated: November 02, 2021

Residential Tenancy Branch