



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL, FFT

Introduction

This hearing was scheduled for 9:30 a.m. on this date, via teleconference call, to deal with the tenant's application to cancel a Two Month Notice to End Tenancy for Landlord's Use of Property ("2 Month Notice").

The tenant did not appear at the hearing despite leaving the teleconference call open at least 10 minutes to give the tenant the opportunity to appear.

An individual appeared at the hearing, stating she was the landlord's wife, and the landlord requested she appear on his behalf.

The landlord's wife stated the tenant has already vacated the rental unit and returned the keys.

Considering the above circumstances, I find this case to be moot and it is dismissed without leave to reapply. Since the landlord has already regained the keys and possession of the rental unit, an Order of Possession is not required, and I do not provide one with this decision.

The landlord's wife wished to take the opportunity to express her opinion that the dispute resolution process is stressful and unfair where a notice to end tenancy has been issued by a landlord. I informed the landlord that any notice to end tenancy given by a landlord is subject to dispute under the Act and that I do not have authority to change the dispute resolution process, or the Act. I suggested to the landlord's wife that she raise her concerns and seek change by contacting the Director of the Residential Tenancy Branch and/or her MLA.

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: November 04, 2021

Residential Tenancy Branch