



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution ("Application") under the *Residential Tenancy Act* ("Act"), for an Order to cancel the 10 Day Notice to End Tenancy for Unpaid Rent ("10 Day Notice").

However, early in the hearing, the Tenant advised me that he has not received a 10 Day Notice. Rather, the Tenant received correspondence from the Landlord saying that he was required to obtain tenant's insurance, or the Landlord would take legal action. The Tenant said that the Landlord has not taken legal action yet, which I find is understandable, because there is nothing in the Act, Regulation or the standard tenancy agreement terms that require a tenant to have insurance. As such, it is not likely that the Landlord would succeed in enforcing a clause that requires a tenant to have insurance.

However, as the Tenant applied for an irrelevant claim in his circumstances, I dismiss the Tenant's Application, without leave to reapply.

Conclusion

The Tenant applied for relief that is not relevant to his situation, therefore, I dismiss this Application 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: November 18, 2021

Residential Tenancy Branch