



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **LRE, CNC, OLC, FFT**

Introduction

This hearing dealt with the Tenants' application pursuant to the *Residential Tenancy Act* (the "Act") for:

1. Cancellation of the Landlords' One Month Notice to End Tenancy for Cause pursuant to Sections 47 and 62 of the Act;
2. An Order to suspend or set conditions on the Landlords' right to enter the rental unit pursuant to Section 70 of the Act;
3. An Order for the Landlords to comply with the Act, regulations and tenancy agreement pursuant to Section 62(3) of the Act; and,
4. Recovery of the application filing fee pursuant to Section 72 of the Act.

The hearing was conducted via teleconference. The Tenants, JN and GN, attended the hearing at the appointed date and time and provided affirmed testimony. The Landlords 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 the Tenants and I were the only ones who had called into this teleconference. The Tenants were given a full opportunity to be heard, to make submissions, and to call witnesses.

I advised the Tenants that Rule 6.11 of the Residential Tenancy Branch (the "RTB") Rules of Procedure prohibits the recording of dispute resolution hearings. The Tenants testified that they were not recording this dispute resolution hearing.

Preliminary Matter

At the outset of the hearing, the Tenants testified that they had vacated the rental unit on February 1, 2022.

The tenancy ended on February 1, 2022 pursuant to Section 44(1)(d) of the Act. As the tenancy has come to an end, pursuant to Section 62(4), I have no authority to adjudicate the claims before me. I dismiss the Tenants' application without leave to re-apply.

The Tenants sought further information from me about their tenancy. I advised the Tenants that I cannot provide any legal advice or information to them. For the benefit of the Tenants, they may wish to discuss with an Information Officer at the RTB the options available to them. An Information Officer can be reached at:

5021 Kingsway
Burnaby, BC
Phone: 250-387-1602
Website: <https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies>

Conclusion

The tenancy ended on February 1, 2022 pursuant to Section 44(1)(d). As the tenancy has come to an end, pursuant to Section 62(4), I have no authority to adjudicate the claims before me.

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: February 04, 2022

Residential Tenancy Branch