



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNL

### Introduction

The Tenant filed an Application for Dispute Resolution on December 1, 2021 seeking an order to cancel the Two Month Notice to End Tenancy for Landlord's Use of Property (the "Two-Month Notice"). The matter proceeded by way of a hearing pursuant to s. 74(2) of the *Residential Tenancy Act* (the "Act") on March 18, 2022.

Both parties attended the conference call hearing to speak to the issue. At the start of the hearing, the Tenant advised that they already moved out and the tenancy already ended on March 6, 2022. The Landlord confirmed the same, and advised they only knew about that very near the actual date.

Given that the tenancy has ended, the validity of the Two-Month Notice, issued by the landlord on November 30, 2021 (as indicated by the Tenant on their Application and shown in their evidence), is no longer at issue.

In the hearing, the Tenant stated in general they had concerns about veracity of the Landlord's reason for ending the tenancy and the method used. The tenant also stated their right to one month of free rent. I advised the parties that is a monetary issue, and outside the scope of this hearing. The Tenant did not amend their Application to include that specific issue.

For the reason that this present Application concerns the Two-Month Notice, with the tenancy already ended, I dismiss the Tenant's Application in its entirety.

### Conclusion

I dismiss the Tenant's Application, 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: March 18, 2022

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Residential Tenancy Branch