



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      **CNC, LRE, OLC**

### Introduction

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

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

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

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

At the outset of the hearing, Landlord DD stated that the Tenant vacated the rental unit on about March 26, 2022. They confirmed they discovered the rental unit's key and they

returned the security deposit on April 4, 2022 to the Tenant's grandfather who paid it in the first place.

In this matter, the tenancy ended pursuant to Section 44(1)(d) of the Act. As the tenancy has come to an end, pursuant to Section 62(4)(b) I have no authority to adjudicate the claims before me.

### Conclusion

The tenancy ended on March 26, 2022 pursuant to Section 44(1)(d) of the Act.

All the Tenant's claims are dismissed without leave to re-apply.

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: June 07, 2022

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Residential Tenancy Branch