



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      AAT, RR, PSF, LRE, LAT, OLC, FFT

On January 17, 2022 the tenant submitted an Application for Dispute Resolution (the “Application”) seeking:

1. access to the rental unit for them and/or guests;
2. provision of services/facilities required by the tenancy agreement/law;
3. suspension or set conditions on the Landlord’s right to enter the rental unit;
4. authorization to change the locks;
5. the Landlord’s compliance with the tenancy agreement and/or the legislation;
6. reduction in rent for repairs, services or facilities agreed upon but not provided
7. reimbursement of the Application filing fee.

The matter proceeded by way of a hearing pursuant to s. 74(2) of the *Residential Tenancy Act* (the “Act”) on May 16, 2022. After an adjournment, the parties reconvened on June 30, 2022.

At the outset of the hearing on June 30, 2022, counsel assisting the Landlord in this matter advised of a concurrent hearing involving a notice to end the tenancy issued by the Landlord. They advised of the file number for that hearing involving the Tenant’s Application for a cancellation of that notice to end tenancy.

The Arbitrator in that separate hearing process confirmed the notice to end tenancy. The tenancy will end by the Order of Possession that the Arbitrator granted to the Landlord.

On the issues listed above on this Tenant Application, I find as follows:

- Items 1 through 5 concern an ongoing tenancy. The tenancy is now ending. Given that these matters concern an ongoing landlord-tenant relationship, they

cannot be resolved where that relationship is ending. I dismiss these pieces of the Tenant's Application, without leave to reapply.

- Item 6 concerns a monetary claim that the Tenant applied for as a rent reduction. I did not hear submissions in this portion of the Tenant's Application due to more immediate issues concerning the tenancy (particularly items 3 and 4), prioritized by the Tenant. I dismiss this separate issue on the Tenant's Application; however, I grant the Tenant leave to reapply.
- Because the Tenant was ultimately not successful in this Application, I dismiss the Tenant's claim for reimbursement of the Application filing fee.

### Conclusion

I dismiss the Tenant's Application because the tenancy will end.

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: July 26, 2022

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Residential Tenancy Branch