



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

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

Introduction

This hearing dealt with the Tenants' 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 Section 47 of the Act;
2. An Order to suspend or set conditions on the Landlord's right to enter the rental unit pursuant to Section 70 of the Act;
3. An Order for the Landlord 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 Landlord attended the hearing at the appointed date and time and provided affirmed testimony. The Tenants 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 Landlord and I were the only ones who had called into this teleconference. The Landlord was given a full opportunity to be heard, to make submissions, and to call witnesses.

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

At the outset of the hearing, the Landlord stated that the Tenants vacated the rental unit on May 31, 2022 further to their written notice to vacate dated April 22, 2022. The

Landlord testified that she returned the Tenants' security deposit less \$26.00 for hydro usage to the end of the tenancy.

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 May 31, 2022 pursuant to Section 44(1)(d) of the Act. The Tenants' application does not disclose a dispute I may adjudicate.

All the Tenants' 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: August 09, 2022

Residential Tenancy Branch