



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **ERP**

Introduction

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

1. An Order for the Landlord to make emergency repairs for health or safety reasons pursuant to Sections 33 and 62 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 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 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 he was not recording this dispute resolution hearing.

At the outset of the hearing the Landlord stated that the Tenant vacated the rental unit on September 15, 2022. 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) of the Act I have no authority to adjudicate the claim before me.

Conclusion

The tenancy ended on September 15, 2022 pursuant to Section 44(1)(d) of the Act. As the tenancy has ended, pursuant to Section 62(4)(b), 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: September 23, 2022

Residential Tenancy Branch