



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **FFT, OLC, RP, LRE, CNL, AAT, DRI**

Introduction

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

1. Cancellation of the Landlord's Two Month Notice to End Tenancy for Landlord's Use of Property (the "Two Month Notice") pursuant to Sections 49 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;
3. An Order for repairs to the unit, I have contacted the Landlord in writing to make repairs, but they have not been completed pursuant to Section 32 of the Act;
4. An Order to suspend or set conditions on the Landlord's right to enter the rental unit pursuant to Section 70 of the Act;
5. An Order to dispute a rent increase that is above the amount allowed by law pursuant to Section 43 of the Act;
6. An Order for the Landlord to allow access to the unit for me and/or my guests pursuant to Section 70 of the Act; and,
7. Recovery of the application filing fee pursuant to Section 72 of the Act.

The hearing was conducted via teleconference. One Landlord, and one Tenant and her Support attended the hearing at the appointed date and time. Both parties were each given a full opportunity to be heard, to present affirmed testimony, to call witnesses, and make submissions.

At the outset of the hearing, the Tenant testified that they had vacated the rental unit on June 30, 2022. The Landlord confirmed the residential property is vacated.

As the Tenants vacated the rental unit on June 30, 2022 pursuant to Section 44(1)(a)(v) of the Act, I find the tenancy has ended. Pursuant to Section 62(4), I have no authority to adjudicate the claims before me. I dismiss the Tenants' application without leave to re-apply.

For the benefit of the Tenants, they may wish to discuss with an Information Officer at the Residential Tenancy Branch the options available to them regarding their security deposit. An Information Officer can be reached at:

5021 Kingsway
Burnaby, BC
Phone: 250-387-1602 / 1-800-665-8779
Website: <https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies>

Conclusion

The tenancy ended on June 30, 2022 pursuant to Section 44(1)(a)(v) of the Act. As the tenancy has ended, pursuant to Section 62(4), 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 09, 2022

Residential Tenancy Branch