



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

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DECISION

Dispute Codes: CNC-MT FFT

Introduction

The tenant made an application seeking to extend the time to dispute two *10 Day Notice to End Tenancy for Unpaid Rent* ("Notices") pursuant to sections 66(1) and 46(4) of the *Residential Tenancy Act* ("Act"). He also sought to recover the cost of the filing fee under section 72(1) of the Act.

A dispute resolution hearing was convened at 11:00 AM on September 15, 2022. Only a representative for the respondent landlord (the "representative") attended the hearing. The applicant did not attend the hearing, which ended at 11:09 AM.

Preliminary Issue and Conclusion

The representative explained that they had previously obtained an order of possession and a monetary order for unpaid rent. The tenant ended up vacating the rental unit on or about July 7, 2022. Given these facts, the relief sought by the tenant is now moot. Accordingly, the tenant's application is hereby dismissed without leave to reapply.

As discussed with the representative, the landlord may file an application for dispute resolution seeking compensation for property damage (around \$8,100.00) and for rent arrears not covered by the previous monetary order. This includes any unpaid rent caused by the tenant's overholding of the rental unit (see [section 57\(3\)](#) of the Act).

This decision is made on delegated authority under section 9.1(1) of the Act.

Dated: September 15, 2022

Residential Tenancy Branch