



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

This hearing was convened in response to an application by the Tenant pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

1. An Order cancelling a notice to end tenancy for cause - Section 47;
2. An Order for repairs - Section 32
3. An Order for a rent reduction - Section 65;
4. A Monetary Order for compensation - Section 67; and
5. An Order to recover the filing fee for this application - Section 72.

The Landlord and Tenant were each given full opportunity to be heard, to present evidence and to make submissions.

The Tenant clarifies that the compensation claim is for a hydro bill from during the tenancy. As a preliminary matter Rule 2.3 of the Residential Tenancy Branch Rules of Procedure provides that claims made in an application must be related to each other and unrelated claims may be dismissed with or without leave to reapply. As the compensation claim is not related to the matter of whether the tenancy will end, I dismiss this claim with leave to reapply.

The Tenant states that they moved out of the unit at the end of June 2022. The Landlord confirms that the Tenant moved out and states that the Landlord is occupying the unit. As the tenancy has ended the claim to cancel the notice to end tenancy is no longer relevant. I dismiss this claim. As the claims for repairs and a rent reduction are only relevant to an ongoing tenancy, I dismiss these claims as well. As none of the claims have met with success, I dismiss the claim for recovery of the filing fee.

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: October 25, 2022

Residential Tenancy Branch