



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **CNR, RR, CNC, RP, LRE, FFT**

Introduction

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

1. Cancellation of the Landlord's 10 Day Notice to End Tenancy for Unpaid Rent pursuant to Sections 46(1) and 62 of the Act;
2. Cancellation of the Landlord's One Month Notice to End Tenancy for Cause pursuant to Section 47 of the Act;
3. An Order for repairs to the unit, the Landlord has been contacted in writing to make repairs but they have not been completed pursuant to Section 32 of the Act;
4. An Order to reduce rent for repairs, services or facilities agreed upon but not provided pursuant to Section 65 of the Act;
5. An Order to suspend or set conditions on the Landlord's right to enter the rental unit pursuant to Section 70 of the Act; and,
6. Recovery of the application filing fee pursuant to Section 72 of the Act.

The hearing was conducted via teleconference. The Tenant attended the hearing at the appointed date and time and provided affirmed testimony. The Landlord did not attend the hearing although the line remained open until 11:10 a.m. 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 Tenant and I were the only ones who had called into this teleconference. The Tenant was given a full opportunity to be heard, to make submissions, and to call witnesses.

At the outset of the hearing, the Tenant testified that she had vacated the rental unit on July 14, 2022. As the Tenant vacated the rental unit on July 14, 2022 pursuant to Section 44(1)(d) 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 Tenant's application without leave to re-apply.

For the benefit of the Tenant, she may wish to discuss with an Information Officer at the Residential Tenancy Branch the options available regarding her 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 July 14, 2022 pursuant to Section 44(1)(d) of the Act. As the tenancy has ended, pursuant to Section 62(4), I have no authority to adjudicate the claims before me, and they are dismissed.

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 27, 2022

Residential Tenancy Branch