



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      **RP FFT**

### Introduction

This hearing was convened as a result of the Tenant's application for dispute resolution ("Application") under the *Residential Tenancy Act* ("Act"). The Tenant applied for:

- an order requiring the Landlords to complete repairs to the rental unit pursuant to section 32; and
- authorization to recover the filing fee for the Application from the Landlords pursuant to section 72.

The Landlords did not attend this hearing scheduled for 9:30 am. I left the teleconference hearing connection open for the entire hearing, which ended at 9:40 am, in order to enable the Landlords to call into this teleconference hearing. The Tenant attended the hearing and was given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses. I confirmed that the correct call-in numbers and participant codes were provided in the Notice of Dispute Resolution Proceeding. I also confirmed from the teleconference system that the Tenant and I were the only ones who had called into this teleconference.

### Preliminary Matter – Tenant has Vacated Rental Unit

At the outset of the hearing, the Tenant stated he moved out of the rental unit on July 31, 2022. As such, it is unnecessary for me to consider whether the Tenant is entitled to an order requiring the Landlords to perform repairs to the rental unit. Based on the foregoing, I dismiss the Application in its entirety without leave to reapply.

Conclusion

The Application is dismissed in its entirety without leave to reapply.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: December 20, 2022

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Residential Tenancy Branch