



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes LRE, LAT, FFT

Introduction

The tenants seek the following relief under the *Residential Tenancy Act* (the “Act”):

- an order pursuant to s. 70 to restrict the Landlord’s right of entry into the rental unit;
- an order pursuant to s. 70 for authorization to change the locks; and
- return of their filing fee pursuant to s. 72.

J.G. appeared as the Tenant. A.P. and K.P. appeared as the Landlord’s agents.

The parties affirmed to tell the truth during the hearing. I advised of Rule 6.11 of the Rules of Procedure, in which the participants are prohibited from recording the hearing. I further advised that the hearing was recorded automatically by the Residential Tenancy Branch.

At the outset of the hearing, I enquired whether the Notice of Dispute Resolution had been served on the Landlord. The Tenant advised that he never received a Notice of Dispute Resolution from the Residential Tenancy Branch and that when one had been sent, it contained the information for another matter. A.P. testified that he received notice from the Residential Tenancy Branch directly.

I was further advised by the Tenant that he gave notice to the Landlord that the tenancy would be ending on December 31, 2022. The Landlord’s agent confirmed this. I enquired with the Tenant whether he wished to proceed with his application. I was told that he did not in light of the tenancy coming to an end at the end of the month. The Landlord’s agent took no issue in withdrawing the application.

Accordingly, I dismiss the tenants' application without leave to reapply, including the claim for return 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 *Residential Tenancy Act*.

Dated: December 05, 2022

Residential Tenancy Branch