



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNL-MT, AAT, PSF, LRE, RPP, OLC

### Introduction and Preliminary Matters

Pursuant to section 58 of the *Residential Tenancy Act* (the Act), I was designated to hear an application regarding a residential tenancy dispute. The tenant applied on August 6, 2022 seeking:

- an order to cancel a Two Month Notice for Landlord's Use, requesting more time to dispute the notice;
- an order for the landlord to allow access to the unit for the tenant and/or her guests;
- an order for the landlord to provide services or facilities required by the tenancy agreement or law;
- an order to suspend or set conditions on the landlord's right to enter the rental unit;
- an order for the landlord to return the tenant's personal property; and
- an order for the landlord to comply with the Act, regulation, and/or the tenancy agreement.

The hearing was attended by the tenant and the landlords, who were affirmed and made aware of Residential Tenancy Branch Rule of Procedure 6.11 prohibiting recording dispute resolution hearings.

Neither party raised an issue regarding service of the hearing materials.

The parties confirmed that the rental unit was a separate unit with its own kitchen and bathroom.

The tenant testified that she vacated the rental unit on September 2, 2022, and the landlords confirmed they have possession.

Therefore, in accordance with section 62(4)(b), I dismissed the tenant's claims, except for her claim for an order for the landlord to return her personal property, as they are moot.

As the tenant testified she does not know yet what personal property she wants the landlord to return, I dismiss, with leave to reapply, her claim for an order for the landlord to return her personal property.

### Conclusion

The tenant's application is 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 *Residential Tenancy Act*.

Dated: January 13, 2023

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Residential Tenancy Branch