



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **CNR, RP, LRE, LAT**

Introduction

This hearing dealt with the Tenants' 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 (the "10 Day Notice") pursuant to Sections 46(1) and 62 of the Act;
2. 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;
3. An Order for authorization to change the locks to the rental unit pursuant to Section 70 of the Act; and,
4. An Order to suspend or set conditions on the Landlord's right to enter the rental unit pursuant to Section 70 of the Act.

The hearing was conducted via teleconference. One Tenant attended the hearing at the appointed date and time and provided affirmed testimony. The Landlord did not attend the hearing. 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 informed me that she had vacated the rental unit in the beginning of November, 2022.

I find that the tenancy ended in November 2022 pursuant to Section 44(1)(e) of the Act. As the tenancy has ended, pursuant to Section 62 of the Act, I have no authority to adjudicate the claims before me. I dismiss the Tenants' application in its entirety without leave to re-apply.

For the benefit of the Tenants, they may wish to discuss with an Information Officer at the RTB the options available to them on any outstanding matter. 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 in November 2022. As the tenancy has ended, I have no authority to adjudicate the claims before me. I dismiss the Tenants' application.

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: January 20, 2023

Residential Tenancy Branch