



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC

Introduction

This hearing was scheduled to deal with a tenant's application for orders for the landlord to comply with the Act, regulations or tenancy agreement filed on August 7, 2022.

The tenant appeared at the hearing. A person appeared on behalf of the landlord to request an adjournment, and explaining that landlord is out of the country until January 23, 2023.

I reserved my decision on the request for adjournment until such time I may further explore whether this hearing should proceed.

The tenant testified that he moved out of the rental unit on August 18, 2022.

When a tenant seeks an order for compliance, the tenant is generally seeking an order for the landlord to do, or stop doing, something specific because the landlord's actions are violating the Act, regulations or tenancy agreement. However, since the tenancy has already ended as of the date of this hearing, I find that such a request is moot now.

The tenant clarified that he wants to pursue the landlord monetarily at this point in time.

This Application for Dispute Resolution before me is dismissed as the issue is now moot and the tenant was informed of his right to file another Application for Dispute Resolution to make a monetary claim against the landlord if he so chooses.

Both parties are encouraged to familiarize themselves with their respective rights and obligations under the Act, regulations or tenancy agreement by contacting an Information Officer with the Residential Tenancy Branch, visiting the Residential Tenancy Branch website or obtaining legal advice.

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 05, 2023

Residential Tenancy Branch