



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes CNC, MNRT, LRE, LAT

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the *Act*) for:

- cancellation of the landlord's 1 Month Notice to End Tenancy for Cause (the 1 Month Notice) pursuant to section 47;
- authorization to change the locks to the rental unit pursuant to section 70;
- a monetary order for the cost of emergency repairs to the rental unit pursuant to section 33; and
- an order to suspend or set conditions on the landlord's right to enter the rental unit pursuant to section 70.

This matter was scheduled for a conference call at 11:00 a.m. on this date. The landlord participated in the teleconference, the tenant did not. At the outset of the hearing the landlord advised that the tenant abandoned the unit on April 30, 2023 and left the unit damaged and dirty. The landlord testified that the tenant moved without any notice. The landlord has taken back possession of the unit. As the tenant has chosen not to attend the hearing, I hereby dismiss her application in its entirety without leave to reapply.

Conclusion

The tenants 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: May 15, 2023

Residential Tenancy Branch