



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes RP MNDCT OLC PSF LRE RR

Introduction

This dispute relates to a tenant's Application for Dispute Resolution (application) seeking remedy under the *Residential Tenancy Act* (Act) for the following:

1. Regular repairs,
2. \$899.73 monetary claim,
3. Order directing landlord to comply with Act, Regulation or tenancy agreement,
4. Order directing landlord to provide services or facilities,
5. Rent reduction.

The filing fee was waived for this matter.

The parties attended the teleconference hearing. The parties gave affirmed testimony and confirmed that as of April 30, 2023 the tenants have vacated the rental unit.

Preliminary and Procedural Matters

Residential Tenancy Branch (RTB) Rules of Procedure (Rules) Rule 2.3 authorizes me to dismiss unrelated disputes contained in a single application. In this circumstance the tenant indicated several matters of dispute on the application, the most urgent of which is the application for repairs and is the reason why the hearing was scheduled sooner than a normal monetary claim. I find that not all the claims on the application are sufficiently related to be determined during this proceeding. I will, therefore, only consider the tenants' request for repairs at this proceeding. The balance of the tenants' application is dismissed, **with leave to re-apply**.

Given the above and considering that the tenants have since vacated the rental unit since filing their application on January 25, 2023, I find this matter is now moot.

The parties confirmed their email addresses and were advised that the decision would be sent by email to both parties.

Issue to be Decided

Is this application now moot?

Analysis

I find this application is now moot as the tenancy ended on April 30, 2023, since filing their application on January 25, 2023. Accordingly, this matter is dismissed without leave to reapply.

As the filing fee was waived it is not granted.

Conclusion

This application is now moot and is dismissed without leave as a result.

This decision is final and binding on the parties, unless otherwise provided under the Act, and 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 19, 2023

Residential Tenancy Branch