



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes **CNC, OLC, FFT**

Introduction

This hearing dealt with an application by the tenant pursuant to the Residential Tenancy Act ("Act") for orders as follows:

- cancellation of a One Month Notice to End Tenancy for Cause ("One Month Notice") pursuant to section 47 of the Act
- For an order requiring the landlord to comply with the Act, regulations or tenancy agreement pursuant to section 62 of the Act
- For reimbursement of the filing fee pursuant to section 72 of the Act

Landlord PW appeared. The tenant did not appear.

The landlords stated that they received the tenant's dispute notice and materials and based on their testimony I find the landlord served in accordance with sections 88 and 89 of the Act.

Preliminary Issue

The tenancy commenced on March 1, 2022. Rent is \$1,100.00 per month due on the first of the month. The landlords took a security deposit of \$550.00. The landlord advised that the tenant vacated the rental unit March 30, 2023. The tenant returned the keys to the rental unit. The landlords returned the security deposit to the tenant. The landlords stated they did not require an order of possession for the rental unit.

As the tenant has vacated the rental unit the tenant's application is dismissed. Based on the landlords' information I decline to issue an order of possession.

Conclusion

The tenant's application is dismissed 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 25, 2023

Residential Tenancy Branch