



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes LRE, OLC, FF

Introduction, Preliminary and Procedural Matters-

This hearing convened to deal with the tenant's application for dispute resolution (application) seeking remedy under the Residential Tenancy Act (Act). The tenant applied for an order suspending or setting conditions on the landlord's right to enter the rental unit, an order requiring the landlord to comply with the Act, regulations or tenancy agreement (collectively, the orders), and to recover the cost of the filing fee.

The tenant, the landlord, the landlord's legal counsel (counsel) attended the hearing, were given hearing instructions, and were affirmed.

In discussing preliminary matters, the tenant said they vacated the rental unit on April 5, 2023, in response to a One Month Notice to End Tenancy for Cause (Notice) issued by the landlord.

Analysis and Conclusion

I informed the tenant I cannot proceed on their application for dispute resolution, as the tenancy ended on the date they vacated the rental unit on April 5, 2023.

As to the tenant's request for the orders against the landlord, I find this request relates to a continuing tenancy. As the tenancy has ended, it was no longer necessary to consider this request as the matters are now moot points.

Given the above, I **dismiss** the tenant's application, without leave to reapply.

As I did not consider the merits of the tenant's application, I **dismiss** the tenant's request for recovery of the filing fee, 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*. Pursuant to section 77(3) of the Act, a decision or an order is final and binding, except as otherwise provided in the Act.

Dated: May 26, 2023

Residential Tenancy Branch