



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes RR, RP, PSF, LRE, LAT, OLC, FFT

Introduction

The Tenant seeks the following relief under the *Residential Tenancy Act* (the “Act”):

- an order pursuant to s. 65 for a rent reduction;
- an order pursuant to s. 32 for repairs;
- an order pursuant to ss. 27 and 62 that the Landlord provide services or facilities required by the tenancy agreement or law;
- an order pursuant to s. 70 restricting the Landlord’s right of entry;
- an order pursuant to s. 70 for authorization to change the locks to the rental unit;
- an order pursuant to s. 62 that the landlord comply with the Act, Regulations, and/or the tenancy agreement;
- return of the filing fee pursuant to s. 72.

B.A. appeared as the Tenant.

The Tenant affirmed to tell the truth during the hearing. I advised of Rule 6.11 of the Rules of Procedure, in which the participants are prohibited from recording the hearing. I further advised that the hearing was recorded automatically by the Residential Tenancy Branch.

Dismissal of the Application

The Tenant advised that he moved out of the rental unit at the end of May 2023 after continued issues with the Landlords. I accept that the tenancy is over, rendering most of the Tenant’s claims irrelevant as they would only apply should the tenancy be active.

The sole issue that remains, that of a past rent reduction, was not pursued by the Tenant. The Tenant advised that he wished to move on from the situation and did not wish to pursue the matter.

Given the above, I dismiss the Tenant's claim without leave to reapply in its entirety.

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: June 12, 2023

Residential Tenancy Branch