



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes Tenant: **CNE, LRE, OLC**
Landlord: **OPE, FFL**

Introduction

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

1. Cancellation of the Landlord's One Month Notice to End Tenancy for Cause or End of Employment (One Month Notice) under sections 47 and 62 of the Act;
2. An Order for the Landlord to comply with the Act, regulations, and tenancy agreement under Section 62(3) of the Act; and,
3. An Order to suspend or set conditions on the Landlord's right to enter the rental unit under Section 70 of the Act.

This hearing also dealt with the landlord's application pursuant to the Act for:

1. An Order of Possession for the One Month Notice under sections 47 and 55 of the Act; and,
2. Recovery of the application filing fee under section 72 of the Act.

The hearing was conducted via teleconference. The landlord and the tenant attended the hearing at the appointed date and time. Both parties were each given a full opportunity to be heard, to present affirmed testimony, to call witnesses, and make submissions.

At the outset of the hearing, both parties stated that the tenant had vacated the rental unit. The tenant stated she vacated on June 2, 2023, and the landlord stated that the tenant vacated on June 5, 2023. I find the tenancy ended on June 5, 2023.

In this matter, the tenancy ended pursuant to section 44(1)(d) of the Act. As the tenancy has come to an end, pursuant to section 62(4)(b) of the Act I have no authority to adjudicate the claim before me.

Conclusion

The tenancy ended on June 5, 2023 pursuant to section 44(1)(d) of the Act. As the tenancy has ended, pursuant to section 62(4), I have no authority to adjudicate the claims before me.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under section 9.1(1) of the Act.

Dated: June 29, 2023

Residential Tenancy Branch