

DECISION

Introduction

This hearing dealt with the Landlords' Application for Dispute Resolution and the Tenant's Application for Dispute Resolution under the *Residential Tenancy Act* (the "Act") for:

- An order of possession under a 10-Day Notice to End Tenancy for Unpaid Rent (the 10-Day Notice) pursuant to sections 46 and 55
- A monetary order for unpaid rent
- Authorization to recover the filing fee for this application from the Tenant under section 72 of the Act
- Cancellation of a 10-Day Notice to End Tenancy for Unpaid Rent or Utilities pursuant to section 46 and an extension of the timeline for disputing the 10-Day Notice pursuant to section 66.

Preliminary Issue

- Tenancy has Ended

The parties advised the Tenant vacated the rental unit July 31, 2023, and that any unpaid rent has been paid. The Landlords' application and the Tenant's application are moot since the tenancy has ended. As such, I dismiss the Tenant's Application and the Landlords' Application without leave to reapply.

Conclusion

The parties' applications are dismissed in their entirety, 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: August 22, 2023

Residential Tenancy Branch