

DECISION

Introduction

This hearing dealt with cross applications including the tenant's May 16, 2023, Application for Dispute Resolution under the *Residential Tenancy Act* (the "Act") for:

- cancellation of the landlord's One Month Notice to End Tenancy for Cause (the One Month Notice) under section 47 of the Act
- an order requiring the landlord to comply with the Act, regulation or tenancy agreement under section 62 of the Act
- authorization to recover the filing fee for this application from the landlord under section 72 of the Act

This hearing also dealt with the landlord's June 7, 2023, Application for Dispute Resolution under the *Residential Tenancy Act* (the "Act") for:

- For an Order of Possession in response to a Notice to End Tenancy for Cause under section 47 of the Act
- For an Order of Possession in response to a written Notice to End Tenancy
- For a Monetary Order for Unpaid Rent or Utilities
- For a Monetary Order for compensation for damage caused by the tenant, their pets or guests to the unit, site or property
- Authorization to recover the filing fee for this application from the tenant under section 72 of the Act

Analysis

The parties agreed that:

- The tenancy ended on June 15, 2023, when the tenant vacated
- Rent was paid in full to June 15, 2023
- The landlord has no financial claim for damage or cleaning after regaining possession of the rental unit
- The full value of the tenant's security deposit and pet damage deposit has been returned to the tenant

We briefly discussed the remainder of the parties' respective claims. The landlord indicated that the secured a new tenant for the rental unit from July 2023 onwards.

I dismiss the full extent of both parties' applications because the tenancy has ended.

Conclusion

I dismiss the landlord's and the tenant's applications. I do not give 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: September 7, 2023

Residential Tenancy Branch