



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes CNC, LRE, LAT, FFT

Introduction

The Tenant filed an Application on June 3, 2023 for a cancellation of the One-Month Notice to End Tenancy for Cause (the “One-Month Notice”), and restrictions/set conditions on the Landlord’s right to enter the rental unit, and authorization to change the locks, and reimbursement of the Application filing fee.

The matter proceeded by way of a hearing pursuant to s. 74(2) of the *Residential Tenancy Act* (the “Act”) on September 28, 2023.

The Landlord attended the scheduled hearing at 11:00am, with the hearing start time scheduled at 1:30pm. The Tenant did not attend. The Landlord stated that the Tenants moved out from the rental unit on September 20, 2023.

Though the Tenant filed an Application to dispute the One-Month Notice, the validity of the Landlord’s reasons for ending the tenancy are non-issues where the Tenant moved out in the interim period. I entirely dismiss the Tenant’s Application for this reason. With no ongoing tenancy, the other issues are no longer relevant because there is no ongoing landlord-tenant relationship.

Conclusion

Because the tenancy has ended, I dismiss all pieces of the Tenant’s Application, without leave to reapply.

I make this decision on the authority delegated to me by the Director of the Residential Tenancy Branch under s. 9.1(1) of the *Act*.

Dated: September 28, 2023

Residential Tenancy Branch