



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing

## **DECISION**

Dispute Codes      CNR, ERP, CNC-MT, OLC, FFT

### Introduction

This hearing dealt with the tenant's Applications for Dispute Resolution under the *Residential Tenancy Act* (the "Act") for:

- cancellation of the landlord's 10 Day Notice to End Tenancy for Unpaid Rent (the Notice) under Sections 46 and 55 of the Act
- cancellation of the landlord's One Month Notice to End Tenancy for Cause (the One Month Notice) and an extension of the time limit to dispute the One Month Notice under sections 47 and 66 of the Act
- an order for the landlord to make emergency repairs for health or safety reasons under sections 33 and 62 of the Act
- an order for the landlord to comply with the Act, the regulations, and tenancy agreement under section 62
- recovery of the application filing fee under Section 72 of the Act

### Preliminary matter

Both tenants affirm that they vacated the rental unit on August 31, 2023.

### Conclusion

The tenants have vacated the rental unit so no ongoing tenancy exists. As the claims all relate to an ongoing tenancy, the tenant's application is dismissed 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: September 27, 2023

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Residential Tenancy Branch