



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

A matter regarding WESTURBAN PROPERTIES
MANAGEMENT and [tenant name suppressed to protect privacy]

DECISION

Introduction

This hearing dealt with cross Applications for Dispute Resolution filed by the parties under the *Residential Tenancy Act* (the “Act”). The matter was set for a conference call.

The Tenant’s Application for Dispute Resolution was made on March 8, 2024. The Tenant applied to cancel a One Month Notice to End Tenancy for Cause (the “One-Month Notice”) issued on February 29, 2024, for an order for the landlord to provide services or facilities required by the tenancy agreement or law, for an order to suspend or set conditions on the landlord's right to enter the rental unit or site, for authorization to change the locks to the rental unit, for an order that the landlord comply with the Act, regulation and/or the tenancy agreement, and to recover their filing fee.

The Landlord’s Application for Dispute Resolution was made on April 24, 2024. The Landlord applied to enforce a One Month Notice to End Tenancy for Cause (the “One-Month Notice”) issued on February 29, 2024, and to recover their filing fee.

Both the Landlord and the Tenant attended the conference call hearing.

I have reviewed all evidence and testimony before me that met the requirements of the rules of procedure. However, only the evidence relevant to the issues and findings in this matter are described in this Decision.

Preliminary Matter

At the outset of these proceedings, the Landlord testified that the Tenant moved out of the rental unit on May 15, 2024, and that they no longer require an order of possession for the rental unit.

The Tenant testified that they moved out of the rental unit on May 14, 2024.

As this tenancy ended before the date of these proceedings, I find that there is no need to make a determination on the issues that I have before me in these proceedings.

Consequently, I dismiss both the applications that I have before me in these proceedings.

Conclusion

The Tenant's application is dismissed without leave to reapply.

The Landlord'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: May 16, 2024

Residential Tenancy Branch