

DECISION

Introduction

This hearing dealt with cross applications including:

the Tenant's January 9, 2026, 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 (One Month Notice) under section 47 of the Act
- an order to allow access to or from the rental unit for the Tenant or the Tenant's guests under sections 30 and 62 of the Act
- an order to suspend or set conditions on the Landlord's right to enter the rental unit under section 70(1) of the Act
- an order requiring the Landlord to comply with the Act, regulation or tenancy agreement under section 62 of the Act

the Landlord's January 15, 2026, Application for Dispute Resolution under the *Residential Tenancy Act* (the Act) for:

- an Order of Possession based on a One Month Notice to End Tenancy for Cause (One Month Notice) under sections 47 and 55 of the Act
- authorization to recover the filing fee for this application from the Tenant under section 72 of the Act

The Landlord and Tenant attended the February 6, 2026, hearing to provide sworn testimony. They agreed that this tenancy ended on January 31, 2026, and that the Tenant has not yet served their forwarding address on the Landlord.

The Landlord stated that they will return the deposit once they receive a forwarding address from the Tenant by email or text.

I therefore find that there is nothing required of me in this application because the parties have agreed under section 63 of the Act that all matters related to this tenancy as identified in their respective applications have been resolved.

Conclusion

The parties agreed that this tenancy has ended.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under section 9.1(1) of the Act.

Dated: February 6, 2026

Residential Tenancy Branch