



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC FF

Introduction, Analysis and Conclusion

This hearing dealt with an Application for Dispute Resolution by the tenants under the *Residential Tenancy Act* (the “Act”) to cancel a 1 Month Notice to End Tenancy for Cause (the “1 Month Notice”) dated January 23, 2016, and to recover the cost of their filing fee.

The tenants and the landlord attended the teleconference hearing and the parties were affirmed. At the start of the hearing, the tenants testified that they vacated the rental unit on February 29, 2016 which was confirmed by the landlord. As a result, **I find** the tenants’ application is moot as the tenancy ended by the tenants’ own actions when the tenants vacated the rental unit on February 29, 2016. Given the above, **I dismiss** the tenants’ application **without leave to reapply**. I do not grant the tenants the recovery of their filing fee, as their application has been dismissed.

This decision is final and binding on the parties, except as otherwise provided under the Act, and 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: March 11, 2016

Residential Tenancy Branch

