



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding ADVANCED PROPERTY MANAGEMENT  
INC and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNC OLC LRE FFT

### Introduction

This hearing was convened as a result of a tenant's Application for Dispute Resolution (application) seeking remedy under the *Residential Tenancy Act* (the Act). The tenant applied to cancel a 1 Month Notice to End Tenancy for Cause dated March 23, 2020 (1 Month Notice), for an order directing the landlord to comply with the Act, regulation or tenancy agreement, for an order to suspend or set limits on the landlord's right to enter the rental unit, site or property, and to recover the cost of the filing fee.

The tenant and landlord agent LF (agent) attended the teleconference hearing. The parties gave affirmed testimony. As both parties confirmed having been served with documentary evidence from the other party, I find that both parties were sufficiently served in accordance with the Act.

I have reviewed all oral and written evidence before me that met the requirements of the Residential Tenancy Branch (RTB) Rules of Procedure (Rules). However, only the evidence relevant to the issues and findings in this matter are described in this decision.

### Preliminary and Procedural Matters

At the outset of the hearing, the tenant and agent confirmed that they vacated the rental unit as of April 17, 2020. As a result, the parties were advised that this application would not be heard as it is now moot.

The parties also confirmed their email addresses during the hearing. This decision will be sent to the email addresses for the parties confirmed during the hearing.

Analysis and Conclusion

The tenant's application is dismissed as the tenants have confirmed that they vacated the rental unit on April 17, 2020, which is a decision the tenant made after they filed their application on March 23, 2020.

I find the application is now moot and is dismissed without leave to reapply.

I do not grant the filing fee as the tenant made the decision to vacate the rental unit versus waiting for a remedy through the Act.

This decision will be emailed to both parties as described above.

I do not grant the filing fee as the application was not successful.

This decision is final and binding on the parties, unless 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: May 19, 2020

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Residential Tenancy Branch