



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **CNC, LRE, OLC, FFT**

Introduction

This hearing dealt with the Tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for:

1. Cancellation of the Landlord's One Month Notice to End Tenancy for Cause (the "One Month Notice") pursuant to Sections 47 and 62 of the Act;
2. An Order to suspend or set conditions on the Landlord's right to enter the rental unit pursuant to Section 70 of the Act;
3. An Order for the Landlord to comply with the Act, regulations and tenancy agreement pursuant to Section 62(3) of the Act; and,
4. Recovery of the application filing fee pursuant to Section 72 of the Act.

The hearing was conducted via teleconference. The Tenants attended the hearing at the appointed date and time and provided affirmed testimony. The Landlord did not attend the hearing. Legal Counsel for the Developer of the building attended the hearing at the appointed date and time. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I also confirmed from the teleconference system that the Tenants, Legal Counsel and I were the only ones who had called into this teleconference. The Tenants were given a full opportunity to be heard, to make submissions, and to call witnesses.

I advised the Tenants and Legal Counsel that Rule 6.11 of the Residential Tenancy Branch Rules of Procedure prohibits the recording of dispute resolution hearings. The Tenants and Legal Counsel both stated they were not recording this dispute resolution hearing.

Preliminary Matter

At the outset of the hearing, the Tenants testified that they had vacated the rental unit on the weekend of January 15 and 16, 2022.

The tenancy ended on January 16, 2022 pursuant to Section 44(1)(d). As the tenancy has come to an end, pursuant to Section 62(4), I have no authority to adjudicate the claims before me. I dismiss the Tenants' application without leave to re-apply.

Conclusion

The tenancy ended on January 16, 2022 pursuant to Section 44(1)(d). As the tenancy has come to an end, pursuant to Section 62(4), I have no authority to adjudicate the claims before me.

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: January 22, 2022

Residential Tenancy Branch