

DECISION

Introduction

This hearing dealt with the Tenant's Application for Dispute Resolution under the *Residential Tenancy Act* (the Act) for:

- cancellation of the Landlord's 10 Day Notice to End Tenancy for Unpaid Rent (10 Day Notice) under sections 46 and 55 of the Act
- an order regarding the Tenant's dispute of an additional rent increase for capital expenditures by the Landlord under sections 43(3) and 67 of the Act
- an order for the Landlord to make repairs to the rental unit under sections 32 and 62 of the Act
- an order requiring the Landlord to comply with the Act, regulation or tenancy agreement under section 62 of the Act
- authorization to recover the filing fee for this application from the Landlord under section 72 of the Act

This hearing dealt with the Landlord's Application for Dispute Resolution under the *Residential Tenancy Act* (the Act) for:

- for an order of possession based on a 10 Day Notice
- for a monetary order for unpaid rent
- authorization to recover the filing fee for this application from the Tenant under section 72 of the Act

Only the Tenant appeared, with their adult child to assist with interpretation.

Preliminary Issues

Tenant's application

At the outset of the hearing the Tenant stated that they vacated the rental unit on August 31, 2025. As the tenancy is over, I find the balance of the Tenant's application moot.

Landlord's application

This matter was set for hearing by telephone conference call at 11:00 A.M on this date. The line remained open while the phone system was monitored for ten minutes and the only participant who called into the hearing during this time was the Tenant. Therefore,

as the Landlord did not attend the hearing by 11:10 A.M, and the Tenant appeared and was ready to proceed, I dismiss the Landlord's application without leave to reapply.

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 Act.

Dated: September 3, 2025

Residential Tenancy Branch