



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

### Dispute Codes:

Tenants' application: CNC; CNR; OLC; RPP; LRE; LAT

Landlord's application: OPC; OPR; MNR; FF

### Introduction

This Hearing was convened to consider cross applications. The Tenants seek to cancel a Notice to End Tenancy for Cause and a Notice to End Tenancy for Unpaid Rent or Utilities; an Order that the Landlord comply with the Act, regulation or tenancy agreement; an Order that the Landlord return the Tenants' personal property; an Order suspending or setting conditions on the Landlord's right to enter the rental unit; and authorization for the Tenants to change the locks to the rental unit.

The Landlord seeks an Order of Possession for Cause; an Order of Possession for Unpaid Rent; a Monetary Order for unpaid rent; and to recover the cost of the filing fee from the Tenants.

The parties were represented by their legal counsel at the Hearing, who indicated that they were pursuing settlement discussions and wished to have more time to resolve the issues.

Therefore, I dismissed both of the parties' applications **with leave to reapply**.

### Conclusion

The Tenants' application is **dismissed with leave to reapply**.

The Landlord's application is **dismissed with 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 *Residential Tenancy Act*.

Dated: March 29, 2012.

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Residential Tenancy Branch