



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

Tenants' 1st Application: MT, CNC, FF

Tenants' 2nd Application: MT, CNC, OLC, ERP, RP, LRE, RR, FF

Introduction

This hearing dealt with two Applications for Dispute Resolution by the tenant seeking to cancel notices to end tenancy and orders to have the landlord comply with the *Residential Tenancy Act (Act)*, regulation or tenancy agreement; and a rent reduction.

The hearing was conducted via teleconference and was attended by the tenant and the landlord

Issue(s) to be Decided

The issues to be decided, from the tenants' 1st Application are whether the tenant is entitled to more time to apply to cancel a notice to end tenancy for cause; to cancel a notice to end tenancy and to recover the filing fee from the landlord for the cost of the Application for Dispute Resolution, pursuant to Sections 47, 52, 67, and 72 of the *Act*.

It must also be decided, from the tenants' 2nd Application, if the tenants are entitled to cancel a 1 Month Notice to End Tenancy for Cause; to an order requiring the landlord to make repairs and emergency repairs; to suspend or set conditions on the landlord's right to enter the unit; to allow the tenants to reduce rent until repairs are made and to recover the filing fee from the landlord for the cost of the Application for Dispute Resolution, pursuant to Sections 29, 32, 33, 47, 67, and 72 of the *Act*.

Conclusion

The tenant attended the hearing and noted that they are in the process of moving out of the rental unit and there is no longer a need to pursue her Applications and as such she withdraws both Applications.

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: October 04, 2012.

Residential Tenancy Branch