



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

For the tenant: CNR

For the landlords: OPR MNR MNDC FF

Introduction and Analysis

This hearing was convened as a result of the cross applications of the parties for dispute resolution under the *Residential Tenancy Act* (the “Act”).

The tenant applied to cancel a Notice to End Tenancy for Unpaid Rent or Utilities, and to recover the filing fee.

The landlords applied for an order of possession for unpaid rent or utilities, for a monetary order for unpaid rent or utilities, for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement, and to recover the filing fee.

The landlords attended the hearing. The tenant did not attend the hearing. As the tenant did not attend the hearing, the tenant’s application was **dismissed without leave to reapply** after the 10 minute waiting period had elapsed.

Once the tenant’s application was dismissed without leave to reapply, the landlords decided to withdraw their application in full. As a result, the landlords are at liberty to reapply. I note that the landlords’ decision to withdraw their application does not extend any applicable time limits under the *Act*.

Conclusion

The tenant’s application is dismissed in full, without leave to reapply.

The landlords’ withdrew their application in full. The landlords are at liberty to reapply.

For the benefit of both parties, I am including a copy of *A Guide for Landlords and Tenants in British Columbia* with my Decision.

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: December 11, 2012

Residential Tenancy Branch