



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Hynes Development Inc.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

OPC, CNC, RP, LRE, and FF

Introduction

This hearing dealt with cross applications between the parties.

The Landlord filed an Application for Dispute Resolution, in which the Landlord has made application for an Order of Possession for Cause and to recover the filing fee from the Tenant for the cost of this Application for Dispute Resolution.

The Tenant filed an Application for Dispute Resolution, in which the Tenant has made application to set aside a Notice to End Tenancy for Cause, for an Order requiring the Landlord to make repairs to the rental unit, for an order restricting the Landlord's right to enter the rental unit, and to recover the filing fee from the Landlord for the cost of this Application for Dispute Resolution.

Both parties were represented at the hearing.

Issue(s) to be Decided

Is the Landlord entitled to an Order of Possession, should the Notice to End Tenancy for Cause be set aside; and is there a need for an order requiring the Landlord to make repairs to the rental unit or limiting the Landlord's right to enter the rental unit?

Background and Evidence

At the outset of the hearing Legal Counsel for the Landlord and the Tenant declared that they wished to withdraw their Applications for Dispute Resolution, with the understanding that they mutually agree to set aside the Notice to End Tenancy that was the subject of this dispute.

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Conclusion

I find that these Applications for Dispute Resolution have been withdrawn. Both parties have the right to file another Application for Dispute Resolution regarding this tenancy, with the exception of an application to cancel the Notice to End Tenancy that was the subject of the Tenant's Application for Dispute Resolution and with the exception of an Order of Possession on that basis of that Notice to End Tenancy.

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: April 03, 2013

Residential Tenancy Branch

