



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes: CNC OPC FF

### **Introduction**

This hearing dealt with an application by the tenant pursuant to the Residential Tenancy Act (the Act) for orders as follows:

- a) To cancel a notice to end tenancy for cause pursuant to section 47;

Service:

The Notice to End Tenancy is dated June 27, 2013 to be effective August 1, 2013 and the tenant confirmed it was served personally on her. The tenant /applicant gave evidence that they personally served the Application for Dispute Resolution by registered mail and the landlord agreed he received it. I find the documents were legally served for the purposes of this hearing.

### **Issue(s) to be Decided:**

Has the landlord proved on the balance of probabilities that there is sufficient cause to end the tenancy or has the tenant demonstrated that the notice to end tenancy for cause should be set aside and the tenancy reinstated? Is the landlord entitled to an Order of Possession if the tenant is unsuccessful in the application?

### **Background and Evidence**

Both parties attended the hearing and were given opportunity to be heard, to provide evidence and to make submissions. Both parties said there was no longer an issue as the tenant has moved but the tenant wanted an explanation from the landlord.

He said that the landlord/tenant relationship had deteriorated to the point that he no longer felt safe and secure in his home.

### **Analysis:**

As the evidence from both parties is that there is no longer an issue as the tenant vacated, I find the tenancy is at an end.

**Conclusion:**

The Application of the Tenant to set aside the Notice to End Tenancy is dismissed. An Order of Possession is not requested or necessary.

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: August 01, 2013

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Residential Tenancy Branch