



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding H&L CONDO SERVICES INC
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes DRI, CNC

Introduction

This hearing was convened by way of conference call in response to an Application for Dispute Resolution (the “Application”) made by the Tenants to cancel a notice to end tenancy for unpaid rent or utilities and to dispute an additional rent increase.

One of the Tenants appeared for the hearing and stated that the rental suite had been vacated and as a result, withdrew the Application. There was no appearance by the Landlord and ten minutes later the hearing concluded. However, the Tenant remained on the line and asked questions of me about his obligations and rights under the *Residential Tenancy Act* (the “Act”). During this conversation the Landlord’s agent dialed into the hearing 18 minutes later after the scheduled start time.

It was explained to the Landlord’s agent that the hearing had concluded and that the Tenant had withdrawn the Application as the rental suite had been vacated. The Landlord’s agent requested a Monetary Order for unpaid rent but was informed that she was at liberty to make an Application for a monetary claim under the Act and to put the Tenant on notice for such a claim. However, I would encourage both parties to work together to resolve any outstanding issues associated with this tenancy before considering dispute resolution.

Analysis & Conclusion

As no further action is required for this file, I dismiss the Tenants’ Application. 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: July 04, 2014

Residential Tenancy Branch

