



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes Landlord: ET, FF
 Tenants: CNL, MNDC, RR, FF

Introduction

This hearing dealt with cross Applications for Dispute Resolution. The landlord sought to end the tenancy early and without notice. The tenants sought to cancel a notice to end tenancy; a monetary order; and reduced rent. The hearing was conducted via teleconference and was unattended.

Issue(s) to be Decided

The issues to be decided are whether the landlord is entitled to an order of possession to end the tenancy early and without notice and to recover the filing fee from the tenants for the cost of the Application for Dispute Resolution, pursuant to Sections 56, 67, and 72 of the *Residential Tenancy Act (Act)*.

It must also be decided if the tenants are entitled to cancel a 2 Month Notice to End Tenancy for Landlord's Use of Property; to a monetary order for compensation; for a rent reduction; and to recover the filing fee from the landlord for the cost of the Application for Dispute Resolution, pursuant to Sections 49, 65, 67, and 72 of the *Residential Tenancy Act (Act)*.

Conclusion

In the absence of both applicants I dismiss each Application for Dispute Resolution in their entirety. 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: September 24, 2014

Residential Tenancy Branch

