



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, OPL, MNR, FF (Landlord's Applications)
 CNR, CNL, OLC, FF (Tenants' Application)

Introduction

This hearing was scheduled in response to an Application for Dispute Resolution made by the Tenants and two made by the Landlord. On October 26, 2015 the Landlord made an Application for an Order of Possession for the Landlord's use of the property and to recover the filing fee from the Tenants for making that Application. The Landlord made another Application on November 12, 2015 for an Order of Possession and a Monetary Order for unpaid rent. The Landlord also applied to recovery the filing fee for the second Application from the Tenants. The Tenants made their Application on October 14, 2015 to cancel the notice to end tenancy for the Landlord's use of the property, for the Landlord to comply with the *Residential Tenancy Act* (the "Act"), and to recover the filing fee from the Landlord. The Tenants amended their Application on November 12, 2015 to cancel a notice to end tenancy for unpaid rent.

However, only the male Tenant appeared for the 30 minute hearing. The male Tenant explained that he had spoken with the Landlord and they had decided to mutually end the tenancy on February 15, 2016. The Tenant remained on the line while I waited for the Landlord to appear in which time the Tenant was provided with information under the Act. At the end of the hearing, the Tenant confirmed that he did not require any legal findings to be made on his Application and withdrew his Application accordingly. As there was no appearance for the Landlord, both of the Landlord's Applications are dismissed without leave to re-apply. 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: December 14, 2015

Residential Tenancy Branch

