



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

INTERIM DECISION

Dispute Codes MNSD OLC ERP RP LRE RR FF

Introduction

This hearing convened pursuant to the tenants' application for several orders. The tenants and the landlord called in to the teleconference hearing.

The hearing was first convened on February 24, 2016. On that date I determined it was appropriate to adjourn the hearing to deal with evidence issues. I also found, on that date, that there was no need at that time for me to consider the portion of the tenants' application regarding emergency repairs.

Preliminary Issues

Notice to End Tenancy for Unpaid Rent

The hearing reconvened on April 15, 2016. The parties stated that the landlord had served the tenants with a notice to end tenancy for unpaid rent dated April 6, 2016. The landlord sent the notice via registered mail on April 6, 2016. The tenants stated that they received the notice on April 12, 2016 and they paid the balance of the rent on April 14, 2016. The landlord was able to confirm that he received payment of the balance of the rent on that date. The notice to end tenancy for unpaid rent dated April 6, 2016 is therefore null and void.

Notice to End Tenancy for Cause

On April 12, 2016 the tenants submitted a copy of a notice to end tenancy for cause dated April 6, 2016. The tenants indicated that they wished to dispute this notice, and I amended their application to allow the tenants to dispute the notice for cause. The landlord stated that as he had no prior warning that the tenants intended to dispute the notice, he needed more time to provide all of the evidence to support the notice. I therefore adjourned the hearing a second time.

Conclusion

The hearing is adjourned to the time and date set out on the enclosed notice of hearing.

The parties may only submit evidence relating to the notice to end tenancy for cause, which they must do in accordance with the Rules of Procedure.

This interim 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 18, 2016

Residential Tenancy Branch