



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNL

### Introduction

The tenant applies to cancel a two month Notice to End Tenancy for landlord use of property dated October 25, 2016. The Notice has an effective date to end the tenancy December 31, 2016.

Since making his application the tenant has given his own ten day Notice to end the tenancy earlier. That Notice was dated December 12, 2016.

As a result, the tenant's application to cancel the two month Notice is no longer relevant.

The parties agreed at this hearing that the landlord will attend the premises between 3:00 and 3:30 p.m. December 23, 2016 to conduct a move-out inspection with the tenant and prepare a report.

The tenant indicated that he will return possession of the premises at that time.

Based on the foregoing, the parties agreed that the tenant will then be entitled to receive a rent rebate of \$272.18 pursuant to s. 50 of the *Residential Tenancy Act* (the "Act").

The landlord informed the hearing that the close family member who will be occupying the premises after the tenant leaves will be her daughter Ms. G.B. (full name recorded on cover page of this decision) and that she will move in following some maintenance to the rental unit.

The parties were counselled about the law regarding return of the tenant's \$500.00 security deposit, as set out in s. 38 of the *Act*.

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 22, 2016

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Residential Tenancy Branch