



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding DANA DEVELOPMENT INC
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC, MNDC, FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenants to cancel a 2 Month Notice to End Tenancy for Landlord's Use of Property (the "Notice") dated November 29, 2016, for a monetary order for money owed and to recover the filing fee from the landlord.

Both parties appeared.

Preliminary and procedural matter

In this case, the tenants vacated the premises on January 31, 2017. The tenants did not pay rent for January 2017, as that was their compensation for receiving the Notice. As the tenancy has legally ended, I find it not necessary to consider the merits of the Notice.

I also find the tenants are claiming for an additional two months of rent and moving expenses as per the ... Tenants Relocation and Protection Policy. However, I have no authority under the Residential Tenancy Act to enforceable this policy, as it is a city bylaw.

The tenants are further seeking compensation for loss of security deposit that they paid at another premises and for loss of work. However, the landlord is not responsible for choices the tenants made outside of their existing tenancy and neither party are entitled claim loss of work for preparing for or attending the hearing.

In light of the above, the tenants' application is dismissed.

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: January 18, 2017

Residential Tenancy Branch

