



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MT, CNR, CNC, OLC

Introduction and Analysis

This hearing dealt with the tenants' application pursuant to the *Residential Tenancy Act* ("Act") for:

- more time to make an application for cancellation of the landlords' 10 Day Notice To End Tenancy for Unpaid Rent or Utilities (the "10 Day Notice");
- cancellation of the landlords' 10 Day Notice;
- cancellation of the landlords' One Month Notice To End Tenancy for Cause (the "One Month Notice"); and
- an order for the landlords to comply with the Act, regulations or the tenancy agreement.

Landlord O.T. appeared at the teleconference hearing on his own behalf, and as agent for his spouse who is also a landlord (the "Landlords"). Tenant J.D. appeared at the teleconference hearing and gave affirmed testimony. Tenant P.D. did not attend the hearing which lasted 22 minutes.

At the start of the hearing, the parties acknowledged that the tenancy has already ended. Landlord O.T. indicated that the tenants returned the keys to the rental unit on April 1, 2017. Landlord O.T. indicated that he does not need an order of possession. As the tenants have vacated the rental unit, the parties acknowledged that it is unnecessary to deal with the tenants' application. Therefore, I dismiss the tenants' application without leave to reapply.

Conclusion

For the reasons stated 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: April 06, 2017

Residential Tenancy Branch