



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MT CNL MNSD OLC RP FF

Introduction

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

- cancellation of the landlords' 2 Month Notice to End Tenancy for Landlord's Use of Property ("2 Month Notice"), pursuant to section 49;
- an order requiring the landlords to comply with the *Act*, regulation or tenancy agreement pursuant to section 62;
- more time to make an application to cancel the landlords' 2 Month Notice to End Tenancy for Cause (the 2 Month Notice) pursuant to section 66;
- authorization to obtain a return of all or a portion of their security deposit pursuant to section 38;
- an order to the landlords to make repairs to the rental unit pursuant to section 33; and
- authorization to recover the filing fee for this application from the landlords pursuant to section 72.

GG, the landlords' son ('landlord') testified on behalf his parents in this hearing. Both parties attended the hearing and were given a full opportunity to be heard, to present their sworn testimony, to call witnesses, and to make submissions.

The landlords confirmed receipt of the tenants' application for dispute resolution ('application'). In accordance with section 89 of the *Act*, I find that the landlord was duly served with the tenants' application. As both parties confirmed receipt of each other's evidentiary materials, I find that these documents were duly served in accordance with section 88 of the *Act*.

As the tenants confirmed receipt of the 2 Month Notice on March 15, 2017, I find that this document was duly served to the tenants in accordance with section 88 of the *Act*.

At the beginning of the hearing the tenant, DB, indicated that they had moved out on June 3, 2017 as per the 2 Month Notice issued to them on March 15, 2017 by the landlords. The tenants testified that the landlords had returned their \$350.00 security deposit back to them in full. As this tenancy has now come to an end, the tenants indicated that they are withdrawing their entire Application. Accordingly, the tenants' entire Application is cancelled.

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: June 7, 2017

Residential Tenancy Branch