



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes CNL, OPL, MNR, MNSD, FF

### Introduction

In the first application the tenants seek to cancel a two month Notice to End Tenancy for landlord use of property dated May 8, 2017.

In the second application the landlords seek an order of possession pursuant to that Notice. Their claim also lists an "MNR" claim for rent, though, at hearing, no unpaid rent was claimed. The body of the landlords' claim discloses an unparticularized claim for "BILLS/UTILITIES."

The tenants vacated the premises and the landlords have possession. The tenants' application is therefore dismissed, as is the landlords' application for an order of possession.

The landlords' claim for a monetary award is dismissed with leave to re-apply. They have failed to provide any particulars of monies owed for rent or for bills or for utilities nor have they filed, within the time period prescribed by the Rules of Procedure, any documentation to support any of those claims; such as utility bills.

For better certainty in any future proceeding, it is to be noted, and it is agreed that the tenants moved into this three bedroom plus den, upper part of the house in early December 2016. The rent was \$1800.00 per month, due on the first of each month. The tenants paid and the landlords still hold a \$1000.00 security deposit. The tenants were obliged to reimburse the landlords for two thirds of the Hydro and gas utilities.

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 21, 2017

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Residential Tenancy Branch