



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: OPC MNDL-S MNRL FFL CNC OLC LRE RP

Introduction

This hearing was convened in response to cross-applications by the parties pursuant to the *Residential Tenancy Act* (the “Act”) for Orders as follows:

The landlord requested:

- an Order of Possession for cause pursuant to section 55;
- a monetary order for compensation for unpaid rent, money owed, and for damage or loss under the *Act*, regulation or tenancy agreement pursuant to section 67.

The tenants requested:

- cancellation of the landlord's 1 Month Notice to End Tenancy for Cause (the 1 Month Notice) pursuant to section 47;
- an order requiring the landlord to comply with the *Act*, regulation or tenancy agreement pursuant to section 62;
- an order to the landlord to make repairs to the rental unit pursuant to section 33;
- an order to suspend or set conditions on the landlord's right to enter the rental unit pursuant to section 70; and
- authorization to recover the filing fee for this application from the landlord, pursuant to section 72 of the *Act*.

Both parties confirmed receipt of each other's applications for dispute resolution hearing package (“Applications”) and evidence. In accordance with sections 88 and 89 of the *Act*, I find that both the landlord and tenants were duly served with the Applications and evidence.

The landlord indicated in the hearing that they were withdrawing the 1 Month Notice dated October 7, 2017 and was no longer seeking an Order of Possession. As the landlord was no longer seeking an end to this tenancy based on the 1 Month Notice, the tenant's application to cancel the notice was withdrawn.

The landlord's 1 Month Notice, dated October 7, 2017, is cancelled and of no force or effect. This tenancy continues until it is ended in accordance with the *Act*.

The tenants also indicated in the hearing that they were 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: January 5, 2018

Residential Tenancy Branch