



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNR, CNL, RR

### Introduction

This hearing dealt with an Application for Dispute Resolution by the tenants to cancel a 10 Day Notice to End Tenancy for Unpaid Rent, to cancel a Two Month Notice to End Tenancy for Landlord's use of Property (the "Notice") and to reduce rent for repairs, services or facilities agreed upon but not provided.

Both parties appeared, gave testimony, and were provided the opportunity to present their evidence orally and in written and documentary form, and to cross-examine the other party, and make submissions at the hearing.

### Preliminary, Procedural issues and analysis

The 10 Day Notice to End Tenancy for Unpaid Rent has no force or effect as rent was paid within the required timeframe. Therefore, I cancel the 10 Day Notice to End Tenancy for Unpaid rent.

The parties agreed that the tenants have accepted the Notice and will be vacating the premises on March 31, 2018. Therefore, I dismiss the tenants' request to cancel the Notice.

As I have dismissed the tenants' application to cancel the Notice, I find that the landlords are is entitled to an order of possession, pursuant to section 55 of the Act, effective at **1:00 PM on March 31, 2018**. This order may be filed in the Supreme Court and enforced as an order of that Court.

The parties further agreed that the tenants did not pay rent for March 2018, as that was their compensation for receiving the Notice.

As the tenancy is legally ending, I find it not necessary to consider the tenants' application to reduce the rent as no further rent is payable to the landlords. Should the tenants feel they are entitled to monetary compensation they are at liberty to make that application at a future date.

### Conclusion

The tenancy will legally end in accordance with the Notice. The landlords are granted an order of possession.

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: March 28, 2018

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Residential Tenancy Branch