



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNL

### Introduction

This is an application by the tenants for an order cancelling the Two Month Notice to End Tenancy for Landlord's Use (*Two Month Notice*) pursuant to Section 49(8) of the *Residential Tenancy Act* (the *Act*).

The tenants appeared at the hearing which was held by teleconference. The landlord did not appear.

As a procedural matter, the tenants provided the information that under file # 31015124 the landlord had already been granted an Order of Possession and a monetary order with respect to the subject premises in an arbitrator's decision of the Residential Tenancy Branch dated April 30, 2018. That decision concerned a 10-day Notice to the Tenants for Non-Payment of Rent pursuant to Section 46 of the *Act*. The tenants brought an Application for Review and on May 10, 2018, the application was dismissed without leave to reapply.

As this tenancy has already ended, I have no jurisdiction to decide the present matter.

### Issue(s) to be Decided

Are the tenants entitled to an order cancelling the Two Month Notice to End Tenancy for Landlord's Use of Property?

Conclusion

This application is dismissed without leave to reapply.

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: May 14, 2018

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Residential Tenancy Branch