



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, CNL

Introduction

This hearing dealt with an application by the tenant pursuant to the *Residential Tenancy Act*. The tenant applied to cancel multiple notices to end tenancy for cause.

Both parties attended this hearing and were given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses. The tenant's advocate also attended the hearing. The landlord was represented by his agent and by legal counsel.

As both parties were in attendance I confirmed service of documents. The landlord confirmed receipt of the tenant's application for dispute resolution but stated that he did not receive any evidence from the tenant. The landlord testified that he had not submitted any evidence of his own.

At the start of the hearing, the landlord informed me that that he wished to withdraw the two notices that were the subject of today's hearing. Accordingly the notices dated August 21, 2018 are cancelled and are of no force or effect.

The landlord also informed me that he wished to enforce the notices issued after August 21, 2018. The tenant received the additional notices after she had made application to dispute the notices dated August 21, 2018. The landlord has not provided any evidence to support the reasons for wanting the tenancy to end.

I informed the landlord that in the interest of being fair to the tenant and allow her an opportunity to dispute notices to end tenancy in a timely manner, I would cancel all notices to end tenancy that were served on the tenant prior to this date – October 22, 2018.

Analysis

At the landlord's request, the notices to end tenancy dated August 21, 2018 are set aside.

In the interest of providing the tenant with an opportunity to dispute a notice to end tenancy in a timely manner, all notices dated prior to October 22, 2018 are cancelled and the tenancy will continue.

Conclusion

The notices to end tenancy are set aside. The tenancy will continue.

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: October 22, 2018

Residential Tenancy Branch