



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding HUNTER MCLEOD REALTY CORP.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNL, ERP, OLC

Introduction

This matter dealt with an application by the Tenant to cancel a 4 Month Notice to End Tenancy for Landlord's Use of the Property, for emergency repairs and for the Landlord to comply with the Act, regulations and tenancy agreement.

At the start of the hearing the Arbitrator questioned the parties as to why there was no Notice to End Tenancy included in the evidence package.

The Landlord said there is no Notice to End Tenancy as they have not issued a Notice to End Tenancy to the Tenant. Further the Landlord said the emergency repairs to the rental unit have been completed.

The Tenant said he misunderstood a letter from the Landlord that said he was responsible for \$12,000.00 of repairs to the unit and the Landlord may end the tenancy. The Tenant continue to say that he now understands the Landlord has not issued a Notice to End Tenancy and the repairs are mostly complete except for some painting. The Tenant said he understands that his claims in this application have been satisfied.

As there has been no Notice to End Tenancy issued and the emergency repairs are completed and the general repairs are mostly completed, I find the Landlord has complied with the Act, regulations and tenancy agreement and the Tenant's application has been satisfied.

Conclusion

As the Tenant's application has been satisfied, I dismiss the application 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: September 18, 2018

Residential Tenancy Branch