



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, LAT, LRE, RR, MNRT, FFT

Introduction

This hearing dealt with an Application for Dispute Resolution by the Tenant filed under the *Residential Tenancy Act* (the “Act”), to cancel 10-Day Notice to End Tenancy for Unpaid Rent or Utilities, (the “Notice”) issued on November 13, 2018, for authorization to change the locks on the rental unit, to suspend or set conditions on the Landlord’s right to enter the rental unit, to request a rent reduction for services, repairs or facilities agreed to in the tenancy agreement, a request for compensation for the cost of emergency repairs, and to recover the filing fee for the application. The matter was set for a conference call.

The Tenant attended the hearing and was affirmed to be truthful in her testimony and was provided with the opportunity to present her evidence orally and in written and documentary form, and to make submissions at the hearing.

I have reviewed all oral and written evidence before me that met the requirements of the Rules of Procedure. However, only the evidence relevant to the issues and findings in this matter is described in this Decision.

Issues to be Decided

- Should the Notice issued on November 13, 2018, be cancelled?
- Is the Landlord entitled to an order of possession?
- Should the Tenant be authorized to change the lock on the rental unit?
- Should the Landlord right to access the rental unit be suspended?
- Is the Tenant entitled to a rent reduction?
- Is the Tenant entitled to a monetary order to recover the cost of emergency repairs?

Preliminary Matter

At the outset of this hearing, the Tenant withdrew the application, stating that there had been a flood at the rental unit and she was unable to access the needed evidentiary documents for this hearing. The Tenant testified that she and the Landlord are attempting to resolve this dispute on their own and that she would reapply for another hearing if needed.

Analysis

I find that this Application for Dispute Resolution has been withdrawn.

Conclusion

The Application for Dispute Resolution has been withdrawn.

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 3, 2019

Residential Tenancy Branch