



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL-4M FFT MT OLC

Introduction

This hearing dealt with the tenants' application pursuant to the *Residential Tenancy Act* (the "Act") for:

- cancellation of the landlord's Four Month Notice to End Tenancy for Demolition, Renovation, Repair, or Conversion of Rental Unit (the "Four Month Notice") pursuant to section 49;
- reimbursement of the filing fee pursuant to section 72;
- more time to make an application to cancel the landlord's Four Month pursuant to section 66; and,
- an order requiring the landlord to comply with the *Act*, regulation or tenancy agreement pursuant to section 62.

Tenant, N.H. appeared on her own behalf and on behalf of tenant, J.H. R.D. appeared as agent for the landlord. Both parties had a full opportunity to provide affirmed testimony, present evidence, cross-examine the other party, and make submissions.

Preliminary Matter: Applicants

The tenants testified that they named their minor children as applicants on this application for dispute resolution even though the tenants' minor children were not named as parties on the tenancy agreement. I herein amend the tenants' application to remove the tenants' children from this application for dispute resolution pursuant to section 64(3)(c) of the *Act*.

Preliminary Matter: Withdrawal of Application

At the commencement of the matter, both the tenants and the landlord testified that they have mutually resolved this dispute prior to the hearing and both parties requested that this matter be dismissed. Neither party wanted to record a settlement in the form of a decision or an order of the Residential Tenancy Branch. Accordingly, I dismiss this application with leave to reapply pursuant to section 62(4) of the *Act*.

Conclusion

I dismiss this application with leave to reapply pursuant to section 62(4) of the *Act*.

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: April 23, 2019

Residential Tenancy Branch