



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL, OLC, PSF, FFT

Introduction

This telephone conference call hearing was convened as the result of the tenants' application for dispute resolution under the Residential Tenancy Act (the "Act"). The tenants applied for an order cancelling the landlord's Two Month Notice to End Tenancy for Landlord's Use of Property, for an order requiring the landlord to comply with the Act, the Regulations, or the tenancy agreement, for an order for the landlord to provide services or facilities agreed upon but not provided, and for recovery of the filing fee paid for this application.

The hearing began at 9:30 a.m. Pacific Time on Friday, July 26, 2019, as scheduled and the telephone system remained open and was monitored for 12 minutes. During this time, neither the applicants/tenants nor the respondent/landlord dialed into the telephone conference call hearing. I have confirmed that the conference codes were correct and that I was the only person on the teleconference line for the entire 11 minutes.

The evidence submitted by the parties show that the parties were in dispute resolution on June 27, 2019, on the landlord's application for an order ending the tenancy earlier than the tenancy would end if a notice to end the tenancy were given under section 47 of the Act. In a Decision of that date, another arbitrator recorded a mutual settlement between the parties, which ended the tenancy on June 27, 2019.

Analysis and Conclusion

In the absence of the tenants to present their claim, pursuant to section 10.1 of the Dispute Resolution Rules of Procedure ("Rules"), I dismiss the tenants' application, without leave to reapply as the tenancy has ended.

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: July 26, 2019

Residential Tenancy Branch