



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, LRE

### Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant to cancel a One Month Notice to End Tenancy for Cause (the “Notice”), issued on December 17, 2019 and to suspend or set conditions on the landlord’s right to enter the rental unit.

Both parties appeared. At the outset of the hearing the landlord’s agent stated that they are currently not evicting tenants due to their concerns about the coronavirus. The landlord’s agent stated that they seek to withdraw the Notice. I find the landlord’s agent position reasonable due to the current health concerns. Therefore, I have allowed the Notice to be withdrawn.

Should a new notice to end tenancy be given at a later time, I find the landlord is entitled to submit all evidence they wish to rely upon. That would include any evidence that predates this hearing, as I have not considered any evidence relating to this Notice. The tenant was cautioned that they must ensure rent is paid on time.

In this case the tenant has made an application to suspend or set conditions on the landlord’s right to enter the rental unit. The tenant writes they have concerns about loss of quiet enjoyment. I find that does not meet the requirements of section 59 of the Act, which requires the full particulars of a claim to be provided, such as what concerns. Therefore, I dismiss this portion of the tenant’s application with 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: March 23, 2020

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Residential Tenancy Branch