



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNL-4M, FFT

### Introduction

In this dispute, the tenants had sought to cancel a Four Month Notice to End Tenancy under section 49 of the *Residential Tenancy Act* (the “Act”). They also sought recovery of the filing fee pursuant to section 72 of the Act.

A dispute resolution hearing, by way of telephone conference, was convened at 9:30 AM on April 14, 2020. The tenants and one of the landlords attended

### Preliminary Issue: No Notice to End Tenancy

In preparing for this hearing, I noted the absence of any notice to end the tenancy. The tenants confirmed that they had returned the notice to the landlord after noticing defects in the notice. They did not have a copy of the notice with them and did not submit a copy into evidence. The parties agreed that in the absence of any notice to dispute, that the matter ought to be withdrawn. This tenancy will continue until it is ended in accordance with the Act. Both parties were aware of their obligations under the Act.

The tenants’ application is withdrawn. This decision is made on authority delegated to me under section 9.1(1) of the *Act*.

Dated: April 14, 2020

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Residential Tenancy Branch