



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL-4M, MNRT, MNDCT, FFT

This hearing dealt with an Application for Dispute Resolution (the “Application”) that was filed by the Tenant under the *Residential Tenancy Act* (the “Act”), seeking cancellation of a Four Month Notice to End Tenancy for Landlord’s Use of Property (the “Four Month Notice”), compensation for monetary loss or other money owed, and recovery of the cost of emergency repairs.

I note that section 55 of the *Act* requires that when a tenant submits an Application seeking to cancel a notice to end tenancy issued by a landlord, I must consider if the landlord is entitled to an order of possession if the Application is dismissed and the landlord has issued a notice to end tenancy that is compliant with Section 52 of the *Act*.

The hearing was convened by telephone conference call and was attended by the Tenant, who provided affirmed testimony. The Landlord did not attend.

At the outset of the hearing the Tenant stated that they wish to withdraw the Application as they have already reached an agreement with the Landlord. As the Landlord did not attend within 10 minutes of the start of the hearing, I accepted the Tenant’s request for withdrawal and the Application was withdrawn accordingly. The Tenant remains at liberty to reapply, should they wish to do so; however, this is not an extension of any statutory timeline.

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 16, 2020

Residential Tenancy Branch