



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC

Introduction

On July 13, 2020, the Tenant submitted an Application for Dispute Resolution under the *Residential Tenancy Act* (the “Act”) requesting an order for the Landlords to comply with the Act. The matter was set for a participatory hearing via conference call.

The Landlords and Tenant attended the hearing and provided affirmed testimony. They were provided the opportunity to present their relevant oral, written and documentary evidence and to make submissions at the hearing.

I have reviewed all oral and written evidence before me that met the requirements of the Rules of Procedure. However, only the evidence relevant to the issues and findings in this matter are described in this Decision.

Preliminary Matters

The Tenant testified that he had applied for dispute resolution regarding late fees that the Landlord was applying to his unpaid rent during the pandemic. Since the July 13, 2020 application, the Landlords have served the Tenant a 2 Month Notice to End Tenancy for Landlord’s Use of Property, dated July 28, 2020 (“2 Month Notice”).

As a result of the conversation between the parties and the statement from the Tenant that he was not going to dispute the 2 Month Notice, there were no further issues regarding the Landlords complying with the Act.

As such, I dismiss the Tenant’s Application for Dispute Resolution without leave to reapply.

Conclusion

The Tenant's Application for Dispute Resolution is dismissed without 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: August 19, 2020

Residential Tenancy Branch