



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL-4M, FFT

Introduction

The tenant applies to cancel a four month Notice to End Tenancy for Demolition, Renovation, Repair or Conversion of the rental unit dated October 15, 2020.

The parties were able to resolve this matter at hearing. The rental unit is a three bedroom home. The problem appears to be water leaking into the basement. It first appeared to the landlord's workmen that vacant possession of the home would be a requirement in order to conduct necessary repairs. Since then the tenant's workmen have studied the issue and are convinced that emptying the home of its occupants will not be necessary in order to conduct necessary repairs.

The landlord withdraws the Notice in question but reserves the right to issue another similar Notice should progress with the repair work show that indeed, the work will reasonably require that the tenant vacates and that the tenancy end.

By agreement the tenant will recover \$50.00 of the \$100.00 filing fee. I authorize the tenant to reduce his next rent by \$50.00 in full satisfaction of the fee.

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: February 02, 2021

Residential Tenancy Branch