



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNC,OLC, FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the Tenant to cancel a One Month Notice to End Tenancy for Cause, to have the landlord comply with the Act, and to recover the cost of the filing fee.

At the outset of the hearing the tenant stated that they could not provide the date they served the landlord with their Application for Dispute Resolution and Notice of hearing. The tenant stated that they request to withdraw their application because they have given the landlord written notice to end the tenancy effective on April 30, 2021.

In most cases when a tenant disputes a notice to end tenancy they cannot simply withdraw their application and must prove service upon the landlord. However, in this case the tenant did not receive a proper notice to end tenancy, as it was a letter from the landlord, which is not in the proper form and the landlord would not be entitled to receive an order of possession. Therefore, I allow the tenant's application to be withdrawn.

### Conclusion

The tenant's application is withdrawn.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Manufactured Home Park Tenancy Act*.

Dated: April 26, 2021

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Residential Tenancy Branch