



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL, MNDCL-S, FFL

Introduction

This hearing dealt with the Application for Dispute Resolution by the Landlord filed under the Residential Tenancy Act (the “Act”) to enforce a Two-Month Notice to end tenancy for Landlord’s use of the property, for a monetary order for damages or compensation under the Act, for permission to retain the security deposit, and for the return of their filing fee. The matter was set for conference call.

The Landlord attended the hearing and was affirmed to be truthful in their testimony.

At the outset of this hearing, the Landlord requested legal guidance from this Arbitrator regarding their application and the need for these proceedings. This Arbitrator advised the Landlord that they were not permitted to provide legal advice during a hearing. The Landlord was informed that if they required legal advice, they might want to secure legal counsel to assist them.

The Landlord expressed frustration with the Residential Tenancy Branch (RTB), stating that they do not want legal counsel; they just want a simple answer to their questions. The Landlord was provided with general information regarding Notice to end a tenancy and the hearing process during these proceedings. The Landlord again asked this Arbitrator for specific guidance on what they should do in their case; again, this Arbitrator refused to provide the applicant, the Landlord, the requested specific legal advice and informed the Landlord that they might want to secure legal counsel or contact the RTB information line.

The Landlord testified that the RTB information line had not answered their specific questions either. At this point, the Landlord became argumentative with this Arbitrator, insisting that this Arbitrator provided them with the requested advice.

The Landlord was informed that if they want legal advice, they will need to secure legal counsel, and if they are seeking information on the *Residential Tenancy Act*, they could call the RTB information line.

The Landlord withdrew their application.

Analysis

I find that this Application for Dispute Resolution has been withdrawn.

Conclusion

The Application for Dispute Resolution has been withdrawn.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 *Residential Tenancy Act*.

Dated: May 21, 2021

Residential Tenancy Branch