



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OLC, CNL, FFT

### Introduction

This hearing dealt with the tenants' application pursuant to the *Residential Tenancy Act* ("Act") for:

- an order requiring the landlord to comply with the *Act*, *Residential Tenancy Regulation* or tenancy agreement, pursuant to section 62;
- cancellation of the landlord's Two Month Notice to End Tenancy for Landlord's Use of Property ("2 Month Notice"), pursuant to section 49; and
- authorization to recover the filing fee for this application, pursuant to section 72.

The landlord and the two tenants attended the hearing and were each given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses. This hearing lasted approximately 10 minutes.

Rule 6.11 of the Residential Tenancy Branch *Rules of Procedure* does not permit recording of a hearing by any party.

I explained the hearing process to both parties. Both parties had an opportunity to ask questions. Neither party made any adjournment or accommodation requests.

At the outset of the hearing, the tenants confirmed that they vacated the rental unit on May 29, 2021. The landlord confirmed that the tenants moved out.

The tenants stated that they asked for quiet enjoyment. I informed the tenants that their application related to an ongoing tenancy and since they moved out of the rental unit, there were no claims to decide at this hearing.

I notified both parties that the tenants' entire application was dismissed without leave to reapply, including the \$100.00 filing fee. Both parties confirmed their understanding of same.

Conclusion

The tenants' entire application is dismissed without leave to reapply.

The landlord is not entitled to an order of possession.

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: July 23, 2021

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Residential Tenancy Branch