



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL

Introduction and Preliminary Issues

Pursuant to section 58 of the *Residential Tenancy Act* (the “Act”), I was designated to hear an application regarding a tenancy. The tenant disputed a Two Month Notice to End Tenancy for Landlord’s Use of Property (the “Two Month Notice”) pursuant to section 49 of the Act.

The hearing teleconference was attended by the landlord, who indicated they had not been served the Dispute Resolution Proceeding Package by the tenant, and that the tenant had vacated the rental property. The tenant did not attend the hearing, which commenced on time at 11:00 a.m. and ended at 11:12 a.m. I checked three times during the hearing to confirm there was no one on the line for the tenant.

The effective date of the Two Month Notice was June 30, 2021. In their application, the tenant had indicated they were seeking to extend the tenancy by approximately two months. The landlord testified that on May 14 or 15, 2021, they reached an agreement with the tenant, allowing them to remain in the rental unit for two additional months, to August 31, 2021. The landlord also testified they paid the tenant the equivalent of one month’s rent payable under the tenancy agreement, in accordance with section 51 of the Act.

Conclusion

The application is dismissed.

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: September 21, 2021

Residential Tenancy Branch