



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding WENDEB PROPERTIES INC
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes **CNC, OLC, MNDCT, LRE**

Introduction

This hearing dealt with an application filed by the tenant pursuant the *Residential Tenancy Act* (the “Act”) for:

- An order to cancel a 1 Month Notice to End Tenancy for Cause, pursuant to sections 47 and 55;
- An order for the landlord to comply with the Act, regulations or tenancy agreement pursuant to section 62;
- A monetary order for damages or compensation pursuant section 67; and
- An order for the landlord to comply with the Act, regulations or tenancy agreement pursuant to section 70.

The tenant attended the hearing while the landlord did not. The tenant testified that she sent the landlord the Notice of Dispute Resolution Proceedings by regular mail some time in September but does not recall exactly when. As a result, I am not satisfied the landlord was served with the Notice of Dispute Resolution Proceedings.

At the commencement of the hearing, the tenant testified that she had vacated the rental unit on September 30, 2021 and no longer wishes to pursue this application for dispute resolution. As a result, I advised the tenant that I would dismiss her application without leave to reapply.

Conclusion

This application is dismissed without leave to reapply.

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: December 10, 2021

Residential Tenancy Branch