



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNL-4M

### Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the *Act*) for cancellation of the Four Month Notice to End Tenancy for Demolition, Renovation, Repair or Conversion of Rental Unit (the "Four Month Notice"), pursuant to section 49.

Tenant K.S. and the landlords attended the hearing and were each given a full opportunity to be heard, to present affirmed testimony, to make submissions, and to call witnesses.

Both parties were advised that Rule 6.11 of the Residential Tenancy Branch Rules of Procedure prohibits the recording of dispute resolution hearings. Both parties testified that they are not recording this dispute resolution hearing.

Both parties confirmed their email addresses for service of this decision and order.

Both parties agree that the tenant served the landlord with a copy of this application for dispute resolution via registered mail. I find that this application for dispute resolution was served in accordance with section 89 of the *Act*.

Both parties agree that the tenant still resides in the subject rental property. Both parties agree that the landlords cancelled the Four Month Notice dated December 2, 2021 in a letter sent to the tenant via email on December 20, 2021 and by registered mail on December 29, 2021. The tenant confirmed receipt of both the email and the registered mail.

As the landlord has already cancelled the Four Month Notice, I find that there are no issues in this application for dispute resolution left to adjudicate. The tenant's application for dispute resolution is therefore dismissed without leave to reapply. This tenancy will continue on in accordance with the *Act*.

### Conclusion

The Four Month Notice dated December 2, 2021 is of no force or effect because it was cancelled by the landlords in December of 2021.

This tenancy will continue in accordance with the *Act*.

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: March 28, 2022

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Residential Tenancy Branch