



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL, FFT

Introduction

This hearing dealt with an Application for Dispute Resolution (the Application) filed by the Tenants under the *Residential Tenancy Act* (the Act), on June 1, 2022, seeking:

- Cancellation of a Two Month Notice to End Tenancy for Landlord's Use of Property (the Two Month Notice); and
- Recovery of the filing fee.

The hearing was convened by telephone conference call at 9:30 A.M. on October 14, 2022, and was attended by the Tenant H.L. (the Tenant), who provided affirmed testimony. The Landlord did not attend. The Tenant stated that the Notice of Dispute Resolution Proceeding (NODRP) was posted to the Landlord's door in the presence of a witness on June 14, 2022, the day after it became available to them by email from the Residential Tenancy Branch (the Branch). Based on the above, I am satisfied that the NODRP was deemed served on the Landlord on June 17, 2022, if not earlier received, and find that it was therefore sufficiently served for the purposes of the Act and the Residential Tenancy Branch Rules of Procedure.

The Tenant stated the matter of possession has been resolved as the Tenants vacated the rental unit in compliance with the Two Month Notice. The Tenant therefore withdrew their Application. The Application was withdrawn accordingly. 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: October 14, 2022

Residential Tenancy Branch