



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL, RR, RP, FFT

Introduction

The tenant filed an Application for Dispute Resolution (the “Application”) on February 10, 2020 seeking an order to cancel the Two Month Notice to End Tenancy for Landlord’s Use (the “Two-Month Notice”). The Tenant also requested repairs in the rental unit, a reduction in rent for repairs not undertaken, and reimbursement of the Application filing fee. The matter proceeded by way of a hearing pursuant to section 74(2) of the *Residential Tenancy Act* (the “Act”) on November 4, 2022.

The Tenant and a representative for the Landlord attended the hearing.

On their Application, the Tenant indicated the Landlord served the Two-Month Notice on August 7, 2022 via email. The Tenant did not provide a copy of the document in their evidence for this hearing.

At the outset, the Landlord who attended the hearing advised they cancelled the Two-Month Notice.

I verified with the Tenant that they were aware the Landlord had canceled the Two-Month Notice. I find this issue was resolved by mutual consent.

The Landlord stated the dishwasher, which was the single issue of repair indicated by the Tenant on their Application, was replaced “months ago”. The Tenant advised the issue was resolved; therefore, I dismiss this issue of repairs, as well as rent reduction to the Tenant.

I find this hearing was not necessary; however, the Tenant did not withdraw their Application in a timely manner. Because of this I grant no reimbursement of the Application filing fee.

Conclusion

For the reasons above, I order the Two-Month Notice issued by the Landlord is cancelled and the tenancy remains in full force and effect.

With the issue of repair resolved – as confirmed by the Tenant in the hearing – I dismiss the Tenant's Application in its entirety, without leave to reapply.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under s. 9.1(1) of the *Act*.

Dated: November 4, 2022

Residential Tenancy Branch