



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

RTB-136

Dispute Codes CNL – 4M, FFT

Introduction

This hearing dealt with an application by the tenant pursuant to the *Residential Tenancy Act*. The tenant applied to cancel the four month notice to end tenancy for landlord's use and for the recovery of the filing fee. Both parties attended the hearing.

At the start of the hearing, the landlord informed me that she did not have necessary permits and approvals required by law to carry out the renovations that she intends to make. The landlord agreed to withdraw her notice to end tenancy.

Analysis

At the landlord's request, the notice to end tenancy is set aside and the tenancy will continue.

Since the landlord withdrew the notice to end tenancy after the tenant had made application to dispute it, the landlord must reimburse the tenant \$100.00 towards the filing fee. The tenant may make a one-time deduction of \$100.00 from rent due on February 01, 2023.

Conclusion

The notice to end tenancy is set aside. The tenancy will continue.
The tenant may make a one-time deduction of \$100.00 from a future rent.

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: January 20, 2023

Residential Tenancy Branch