



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR

Introduction

This hearing dealt with an application filed by the tenant pursuant the *Residential Tenancy Act* (the “Act”) for an order to cancel a 10 Day Notice to End Tenancy for Unpaid Rent/Utilities pursuant to sections 46 and 55.

The landlord did not attend the hearing. The tenant attended the hearing and was accompanied by an advocate, AR.

At the commencement of the hearing, the advocate advised me that the landlord had sent her an email on Thursday, January 19, 2023 at 11:08 a.m. A copy of the email was provided as late evidence and reads:

Good morning [advocate’s name]

I dropped off this letter for [tenant’s name] this morning. We are satisfied by the changes we have seen throughout the past few months. We are no longer going after eviction.

Thanks very much.

Attached to the email was a letter addressed to the tenant from the landlord advising that the landlord no longer has any concerns with the tenant as a renter.

Based on the evidence before me, I deem the landlord has withdrawn their notice to end tenancy for cause. Consequently, I order that the notice to end tenancy is cancelled and of no further force or effect.

Conclusion

The notice to end tenancy is cancelled and of no further force or effect.

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