



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

**Dispute Codes**      **CNC, RP, OLC**

### **Introduction**

This hearing dealt with an application by the tenant pursuant to the Residential Tenancy Act (“Act”) for orders as follows:

- cancellation of the landlord’s One Month Notice to End Tenancy for Cause (“One Month Notice”) pursuant to section 47
- for an order requiring the landlord to make repairs to the property pursuant to section 32 of the Act
- for an order requiring the landlord to comply with the Act, regulations or tenancy agreement pursuant to section 62 of the Act

Both parties attended the hearing with the landlord represented by an agent DA, while the tenant SGY appeared for herself. All parties were given a full opportunity to be heard, to present testimony, to make submissions, and to call witnesses.

Both parties confirmed they were not recording the hearing pursuant to Rule of Procedure 6.11. The parties were affirmed.

The tenant confirmed receipt of the One Month Notice dated July 30, 2022. Pursuant to section 89 of the Act the tenant is found to have been served with this notice in accordance with the Act.

The landlord acknowledged receipt of the dispute notice and materials and I find they were served in accordance with sections 88 and 89 of the Act. The landlord did not file materials.

### Preliminary Matter

The landlord provided the correct name of the landlord as listed on the tenancy agreement and pursuant to section 64(3)(c) of the Act the application is amended accordingly.

At the hearing the landlord advised that they were prepared to withdraw the One Month Notice and allow the tenancy to continue. The tenant consented. The landlord and tenant both indicated that they understand their rights and responsibilities under the Act. The tenant is reminded to respect the landlord's property and respect the rights of other occupants.

As the landlord has withdrawn the One Month Notice. The tenant's application for dispute resolution is also dismissed with agreement of the tenant.

### Conclusion

The landlord's One Month Notice is withdrawn.

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 04, 2023

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Residential Tenancy Branch