



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL, LRE, LAT, FFT

Introduction

Pursuant to section 58 of the *Residential Tenancy Act* (the Act), I was designated to hear an application regarding a tenancy. On November 17, 2022, the tenant applied for:

- an order cancelling a Two Month Notice to End Tenancy for Landlord's Use of Property, dated November 12, 2022;
- an order to suspend or set conditions on the landlord's right to enter the rental unit;
- an order for authorization to change the locks to the rental unit; and
- the filing fee.

The hearing teleconference was attended by the tenant and her spouse, and the landlords and their counsel. Those in attendance were affirmed and made aware of Residential Tenancy Branch Rule of Procedure 6.11 prohibiting recording dispute resolution hearings.

Landlord AA confirmed the correct spelling of his name during the hearing, so I amended the application accordingly.

The tenant testified she vacated the rental unit on January 13, 2023.

The landlord testified they are seeking an order of possession because the tenant did not return the keys and had not given notice she was moving out. The tenant testified that when she attempted to return the keys the landlords did not answer the door.

Pursuant to section 62(4)(b), I dismiss the tenant's application as the tenancy has ended.

The landlords are granted an order of possession.

The parties agreed to meet at 12:00 pm on Saturday February 4, 2023 to conduct the move-out inspection and to permit the tenant to return the keys to the rental unit to the landlords.

Conclusion

The tenancy has ended.

The tenant's application is dismissed without leave to reapply.

The landlords are granted an immediate order of possession.

The parties agree to meet at 12:00 pm on Saturday February 4, 2023 to conduct the move-out inspection and to permit the tenant to return the keys to the rental unit to the landlords.

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: February 03, 2023

Residential Tenancy Branch