



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes CNL, FFT

Introduction

This hearing was scheduled to deal with a tenant's application for cancellation of a Two Month Notice to End Tenancy for Landlord's Use of Property ("Two Month Notice").

Both parties appeared and/or were represented at the hearing.

I confirmed the parties exchanged their respective hearing materials upon each other.

Shortly after the hearing commenced, I confirmed with both parties that the tenants have already vacated the rental unit, on February 28, 2023, and the landlord(s) have regained possession of the rental unit. Accordingly, the landlord does not require an Order of Possession.

Given the above, I was of the view this matter to be moot at this time. The parties were agreement the matter is moot now.

The tenant expressed that they did not cancel the hearing because they wanted to ensure they retain the right to make a monetary claim under section 51(2) of the Act in the future. I informed the parties that they remain at liberty to file monetary claims against the other, as applicable in the circumstance, and that they do not require me to grant them leave. Both parties indicated they understood and did not have any objection.

Email addresses were confirmed and the parties requested I update their mailing addresses in the Residential Tenancy Branch system, which I have done.

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: April 20, 2023

Residential Tenancy Branch