



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

CNC, FFT

Introduction

This hearing was convened in response to the Tenants' Application for Dispute Resolution, in which the Tenants applied to cancel a One Month Notice to End Tenancy for Cause, for an Order requiring the Landlord to comply with the *Residential Tenancy Act (Act)* and/or the tenancy agreement, and to recover the fee for filing this Application for Dispute Resolution. The Application for Dispute Resolution does not explain how the Landlord has breached the *Act* or the tenancy agreement.

Issue(s) to be Decided

Should the One Month Notice to End Tenancy for Cause, served pursuant to section 47 of the *Residential Tenancy Act (Act)*, be set aside?

Background and Evidence

The male Landlord stated that the rental unit was abandoned on May 10, 2023 and that the keys to the unit were left inside the rental unit.

Analysis

The Tenants failed to attend the hearing in support of the Application for Dispute Resolution. I therefore find that they have failed to diligently pursue their Application for Dispute Resolution and I dismiss it, without leave to reapply.

Conclusion

The Application for Dispute Resolution is dismissed, without leave to reapply.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Act*.

Dated: May 26, 2023

Residential Tenancy Branch