



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing

## **DECISION**

Dispute Codes      CNC, LRE, OLC, FFT  
                             CNL-MT, OLC FFT

### Introduction

This hearing dealt with cross Applications for Dispute Resolution filed by the Tenants under the *Residential Tenancy Act* (the “Act”). The matter was set for a conference call.

The Tenants’ first application for Dispute Resolution was made on March 18, 2024. The Tenants applied to cancel a One-Month Notice to End Tenancy for Cause, for an order that the Landlord comply with the *Act*, for an order to suspend or set conditions on the Landlord's right to enter the rental unit or site, and to recover the filing fee for their application.

The Tenants submitted a second Application for Dispute Resolution on April 15, 2024. The Tenant applied to cancel a Two Month Notice to End Tenancy for Landlord's Use of Property and for more time to file to dispute the notice, for an order that the Landlord comply with the *Act*, and to recover the filing fee for their application.

The Landlord and both the Tenants attended the hearing and were each affirmed to be truthful in their testimony. Both the Tenants and the Landlord were provided with the opportunity to present their evidence orally and in written and documentary form, and to make submissions at the hearing.

I have reviewed all oral and written evidence before me that met the requirements of the Rules of Procedure. However, only the evidence relevant to the issues and findings in this matter are described in this Decision.

Preliminary Matter

At the outset of the hearing the Landlord and the Tenants agreed that there had been a previous proceeding with the Residential Tenancy Branch, file number for that proceeding is recorded on the style of cause page of this decision, where the parties agreed to end this tenancy as of May 31, 2024, and that the Landlord was awarded an order of possession as a result of those proceedings.

The Tenants confirmed that they will be vacating the rental unit on May 31, 2024.

As this tenancy will be ended due to an order issued by this office, I find that there is no requirement to proceed in this hearing for the Tenant's claims made in their applications.

Conclusion

I dismiss both the Tenants' applications in their entirety.

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: May 27, 2024

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Residential Tenancy Branch