



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Municipal Affairs

DECISION

Introduction

This hearing dealt with crossed Applications for Dispute Resolution under the Residential Tenancy Act (the Act) by the parties.

The Tenants filed their application on October 7, 2025. The Tenants' application includes these claims:

- I want to dispute a 10 Day Notice to End Tenancy Issued for Unpaid Rent or Utilities and I need more time to dispute this notice
- I want compensation for my monetary loss or other money owed
- I want the landlord to provide services or facilities required by the tenancy agreement or law
- I want the landlord to comply with the Act, regulation and/or the tenancy agreement
- I want to include a request for the landlord to pay me back for the cost of the filing fee

This hearing also dealt with a cross-application filed by the Landlords under the Act on October 7, 2025. The Landlord's application includes these claims:

- I issued a 10 Day Notice to End Tenancy for unpaid rent not paid in the required time and I want an order of possession
- I issued a 10 Day Notice to End Tenancy and I want a monetary order in addition to an order of possession for rent not paid in the required time
- I want to include a request for the tenant to pay me back for the cost of the filing fee

Landlord JM appeared at the hearing; however, the Tenants did not attend the teleconference hearing scheduled for November 3, 2025 at 9:30 a.m. The phone line remained open for over ten minutes and was monitored throughout this time. Landlord JM advised that the parties have reached an agreement and that the Tenants will be moving out of the rental unit on November 30, 2025. Thus, this hearing is no longer necessary.

Since the Tenants did not appear and having heard the matter have been resolved, I dismiss the applications 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 *Residential Tenancy Act*.

Dated: November 3, 2025

Residential Tenancy Branch