



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPL, MNDC

### Introduction

The landlord applies for an order of possession pursuant to a two month Notice to End Tenancy for landlord use of property. The tenants have vacated in accordance with the Notice and so the landlord withdraws that application.

The landlord also applied to recover February rent but was unaware that a tenant receiving a two month Notice is entitled offset the last month's rent pursuant to s. 51 of the *Residential Tenancy Act*. She withdraws her claim to recovery February rent.

The landlord's application is therefore dismissed.

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: March 09, 2015

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Residential Tenancy Branch

