



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNL, FF

### Introduction

This hearing was convened by way of conference call concerning an application made by the tenants seeking an order cancelling a notice to end the tenancy for landlord's use of property and to recover the filing fee from the landlords for the cost of the application.

The landlords were represented at the hearing by Legal Counsel, however the line remained open while the phone system was monitored for 10 minutes and no one for the tenants attended.

The landlords' Legal Counsel advised that this matter has settled, and the parties have a written settlement agreement.

The *Residential Tenancy Act* states that where I dismiss a tenant's application to cancel a notice to end a tenancy given by a landlord or uphold the notice, I must grant an Order of Possession in favour of the landlord so long as the notice is in the approved form. I have reviewed the 2 Month Notice to End Tenancy for Landlord's Use of Property and I find that it is in the approved form and contains information required by the *Act*. Counsel advises that the agreement made between the parties is to end the tenancy effective 1:00 p.m. on August 1, 2016.

Since the tenants have not attended the hearing, I dismiss the application in its entirety without leave to reapply, and I grant an Order of Possession in favour of the landlords effective August 1, 2016 at 1:00 p.m. and the tenancy will end at that time.

### Conclusion

For the reasons set out above, the tenants' application is hereby dismissed in its entirety without leave to reapply.

I hereby grant an Order of Possession in favour of the landlords effective August 1, 2016 at 1:00 p.m. and the tenancy will end at that time.

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: June 08, 2016

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Residential Tenancy Branch