



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FFL

Introduction

This hearing convened as a result of a Landlord's Application for Dispute Resolution, filed on April 2, 2021, wherein the Landlord sought an early end to tenancy pursuant to section 56 of the *Residential Tenancy Act* (the "Act") as well as recovery of the filing fee.

The hearing of the Landlord's Application was scheduled for teleconference 9:30 a.m. on May 4, 2021. Both parties called into the hearing. The hearing process was explained, and the participants were asked if they had any questions. Both parties were provided the opportunity to present their evidence orally and in written and documentary form, and make submissions to me.

Settlement and Conclusion

During the hearing the Landlord indicated that she wished to withdraw her Application for an early end to tenancy. The Tenant did not oppose this request. Accordingly, the Landlord's Application is hereby withdrawn.

The parties confirmed that the Landlord also issued a 10 Day Notice to End Tenancy for Unpaid Rent and Utilities pursuant to section 46 of the *Act* as well as a 2 Month Notice to End Tenancy for Landlord's Use, pursuant to section 49 of the *Act*. A further hearing is scheduled on July 2, 2021 relating to these two notices and other matters; I have provided the file numbers for these two matters on the unpublished cover page of this my Decision.

Although the parties attempted to resolve all matters arising out of the tenancy during the hearing before me, a settlement was not reached. The parties confirmed they were hopeful a settlement could be reached prior to the July 2, 2021 hearing.

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 04, 2021

Residential Tenancy Branch