



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes **CNR, OLC**

Introduction

This hearing dealt with the Tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for:

1. Cancellation of the Landlord's 10 Day Notice to End Tenancy for Unpaid Rent (the "10 Day Notice") pursuant to Sections 46(1) and 62 of the Act; and,
2. An Order for the Landlord to comply with the Act, regulations, and tenancy agreement pursuant to Section 62(3) of the Act.

The hearing was conducted via teleconference. The Landlord and the Tenant attended the hearing at the appointed date and time. Both parties were each given a full opportunity to be heard, to present affirmed testimony, to call witnesses, and make submissions.

Both parties were advised that Rule 6.11 of the Residential Tenancy Branch (the "RTB") Rules of Procedure prohibits the recording of dispute resolution hearings. Both parties testified that they were not recording this dispute resolution hearing.

At the outset of the hearing the Landlord stated he is not interested in collecting rent from this Tenant. He knows that she vacated the rental unit after he served the 10 Day Notice. I asked him if he wanted to withdraw his 10 Day Notice, and he replied 'yes'. He confirmed he is not seeking anything from this Tenant. He wants to make a claim against the remaining tenants. I advised him to speak to an Information Officer at the RTB.

I find the Landlord's 10 Day Notice is cancelled in this matter.

For the benefit of the Landlord, the Landlord may wish to discuss with an Information Officer at the RTB the options available to him on other matters with the remaining tenants. An Information Officer can be reached at:

5021 Kingsway

Burnaby, BC

Phone: 250-387-1602 / 1-800-665-8779

Website: <https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies>

Conclusion

The Landlord's 10 Day Notice in this matter is cancelled.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the Act.

Dated: July 15, 2022

Residential Tenancy Branch