



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing

## **DECISION**

**Dispute Codes**      **CNC, LRE, OLC, FFT**

### **Introduction**

This hearing dealt with an application by the tenants pursuant to the Residential Tenancy Act (“Act”) for orders as follows:

- cancellation of the landlords’ One Month Notice to End Tenancy for Cause (“One Month Notice”) pursuant to section 47 of the Act
- for an order suspending or setting conditions on the landlord's right to enter to the rental property pursuant to section 70 of the Act
- for an order requiring the landlord to comply with the Act, regulations or tenancy agreement pursuant to section 62 of the Act
- reimbursement of the filing fee pursuant to section 72 of the Act

Both parties attended the hearing with the landlord YX appearing with and advocate HY. The tenants were represented by tenants DC and AW along with interpreter ML. All parties were given a full opportunity to be heard, to present testimony, to make submissions, and to call witnesses.

The hearing was conducted by conference call. The parties were reminded to not record the hearing pursuant to Rule of Procedure 6.11. The parties were affirmed.

The tenant confirmed receipt of the One Month Notice dated November 14, 2022 with an effective date of December 14, 2022. Pursuant to section 88 of the Act the tenant is found to have been served with this notice in accordance with the Act.

The landlord acknowledged been served with the dispute notice and materials and I find service was in accordance with sections 88 and 89 of the Act. The landlord stated that she only received a piece of paper with a link to evidence from the tenants. The landlord could not access the link, so the tenants also provided the link to the landlord by text message.

Preliminary Matter

The tenancy commenced February 12, 2022 for a fixed term until February 12, 2023, then month to month thereafter. Rent was \$2,300.00 per month due on the 12<sup>th</sup> day of the month. The landlord also took a security deposit of \$2,300.00. The tenants vacated the rental unit on February 12, 2023.

As the tenancy has ended, the tenants' application is dismissed, as all claims for relief related to the tenancy itself. The landlord does not require an order of possession.

Conclusion

The tenants' application is 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 14, 2023

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Residential Tenancy Branch