



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes OLC

Introduction

This hearing addressed the tenants' application pursuant to the *Residential Tenancy Act* (the "Act") for:

- An Order for the Landlords to comply with the *Act*.

Both landlords and tenant C.B. attended the hearing. All parties were given a full opportunity to be heard, to present testimony, to make submissions and to call witnesses. The parties confirmed receipt of all documents related to the dispute and are found to have been sufficiently served in accordance with the *Act*.

All parties confirmed they were not recording the hearing.

Issue(s) to be Decided

Should the landlords be directed to comply with the *Act*?

Background and Evidence

The parties confirmed this tenancy began in July 2010 and ended at the end of January 2023. Rent was \$1,600.00 per month and a security deposit of \$800.00 paid at the outset of the tenancy was returned to the tenants.

The tenants have applied for an Order directing the landlords to comply with the *Act*. Specifically, they would like the agreements signed in November 2022 to be invalidated.

Submissions were made by both parties related to the documents that were issued at the conclusion of the tenancy. All parties agreed that both a Mutual Agreement and a 2 Month Notice to End Tenancy were issued on November 11, 2022.

Analysis

There are no powers under the *Residential Tenancy Act* that allow me to rescind a contract. I cannot direct a landlord to comply with the *Act* when a tenancy has ended.

Conclusion

The tenants' application is dismissed without leave to reapply.

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: April 27, 2023

Residential Tenancy Branch