



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes **CNC, RP, 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
- for an order requiring the landlord to make repairs to the property pursuant to section 32 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

Both parties attended the hearing with the landlords NS and SS appearing. Tenants PB, TR appeared with witness CP. 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 tenants confirmed receipt of the One Month Notice dated January 28, 2023. Pursuant to section 88 of the Act the tenants are found to have been served with this notice in accordance with the Act.

The landlords testified that they received the tenants' dispute notice and materials and based on their testimonies I find they are duly served in accordance with sections 88 and 89 of the Act.

At the outset of the hearing the tenants advised that they vacated the rental unit on March 17, 2023. As their dispute relates to a tenancy that has ended, I dismiss the tenants' application in its entirety without leave to reapply.

The landlords advised that they do not require an order of possession for the rental unit.

Conclusion

The tenants' application is dismissed in its entirety. The landlords are not granted an order of possession for the rental unit.

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 19, 2023

Residential Tenancy Branch