



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

### Dispute Codes

CNC, RP, PSF, OLC, FFT  
OPC, OPB, MNDL-S, MNDCL-S, FFL

### Introduction

This hearing was scheduled to convene at 9:30 a.m. on October 20, 2023 by way of conference call concerning applications made by 2 tenants as against 1 landlord, and by 2 landlords as against 2 tenants.

The tenants have applied for:

- an order cancelling a notice to end the tenancy for cause;
- an order that the landlord make repairs to the rental unit or property;
- an order that the landlord provide services or facilities required by the tenancy agreement or the law;
- an order that the landlord comply with the *Residential Tenancy Act*, regulation or tenancy agreement;
- and to recover the filing fee from the landlord for the cost of the application.

The landlords have applied for:

- an order of possession for cause;
- an order of possession for breach of an agreement;
- a monetary order for damage to the rental unit or property;
- a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement;
- an order permitting the landlord to keep the pet damage deposit or security deposit;
- and to recover the filing fee from the tenants.

The applicant tenants both attended the hearing, assisted by an interpreter, who was affirmed to well and truly interpret the proceeding from the English language to the tenants' Native language, and from the tenants' Native language to the English language, to the best of the interpreter's skill and ability.

However the line remained open while the telephone system was monitored prior to hearing the tenants' submissions, and no one for the landlords joined the call.

The tenants have provided a Proof of Service document indicating that the landlord was served with the Notice of Dispute Resolution Proceeding by registered mail on June 26, 2023, as well as a copy of a Canada Post cash register receipt dated June 26, 2023 containing a tracking number. I am satisfied that the landlord has been served in accordance with the *Residential Tenancy Act*.

The tenants submitted that the landlord has not served the tenants with a Notice of Dispute Resolution Proceeding or any documents, and the landlords have not provided any proof of such service.

Since the landlords have not joined the call, I dismiss the landlords' application in its entirety without leave to reapply.

The tenants also submitted that they have vacated the rental unit, as of August 31, 2023. Since the tenants no longer reside in the rental unit, I dismiss the tenants' application in its entirety without leave to reapply.

### Conclusion

For the reasons set out above, the applications of the tenants are hereby dismissed in their entirety without leave to reapply.

The applications of the landlords are hereby dismissed in their entirety 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: October 20, 2023

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Residential Tenancy Branch