

DECISION

Introduction

This hearing dealt with 3 joined Tenants' Applications for Dispute Resolution under the *Residential Tenancy Act* (the Act) seeking cancellation of 3 Four Month Notices to End Tenancy for Demolition of a Rental Unit (the Four Month Notices).

The application for dispute resolution filed by Tenants A.G., E.A. and M.G. also sought to recover of the \$100.00 filing fee they paid.

The application for dispute resolution filed by Tenants T.M., K.B., O.C. and B.B. also sought to recover the \$100.00 filing fee they paid.

The application for dispute resolution filed by Tenant C.C. did not seek to recover the \$100.00 filing fee as a fee waiver was obtained.

Preliminary Matter

At the outset of the hearing Counsel for the Landlord submitted that the Landlord wished to cancel all three of the Four Month Notices in dispute in this application for dispute resolution. The 3 Four Month Notices in dispute are all dated May 28, 2025.

Based on the submissions of Counsel for the Landlord, I cancel all 3 Four Month Notices in dispute in these 3 joined applications for dispute resolution. As all the Four Month Notices in dispute have been cancelled, I find that the Tenants are all successful in their Applications for Dispute Resolution.

As Tenants A.G., E.A., and M.G. were successful in their application, I find that they are entitled to recover the \$100.00 filing fee paid for this application under section 72 of the Act.

As Tenants T.M., K.B., O.C. and B.B. were successful in their application, I find that they are entitled to recover the \$100.00 filing fee paid for this application under section 72 of the Act.

As Tenant C.C. did not pay a filing fee, I find that Tenant C.C. is not entitled to any funds under section 72 of the Act.

Conclusion

The 3 Four Month Notices dated May 28, 2025 are cancelled and of no force or effect.

I grant Tenants A.G., E.A., and M.G. a Monetary Order in the amount of **\$100.00** under the following terms:

Monetary Issue	Granted Amount
authorization to recover the filing fee for this application from the Landlord under section 72 of the Act	\$100.00
Total Amount	\$100.00

Tenants A.G., E.A., and M.G. are provided with this Order in the above terms and the Landlord must be served with **this Order** as soon as possible. Should the Landlord fail to comply with this Order, this Order may be filed and enforced in the Provincial Court of British Columbia (Small Claims Court).

I grant Tenants T.M., K.B., O.C. and B.B. a Monetary Order in the amount of **\$100.00** under the following terms:

Monetary Issue	Granted Amount
authorization to recover the filing fee for this application from the Landlord under section 72 of the Act	\$100.00
Total Amount	\$100.00

Tenants T.M., K.B., O.C. and B.B. are provided with this Order in the above terms and the Landlord must be served with **this Order** as soon as possible. Should the Landlord fail to comply with this Order, this Order may be filed and enforced in the Provincial Court of British Columbia (Small Claims Court).

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 14, 2025

Residential Tenancy Branch