



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards
Ministry of Housing and Social Development

DECISION

Dispute Codes: CNL, OLC, ERP and FF

Introduction

This application was brought by the tenants seeking to have set aside a Notice to End Tenancy for landlord use dated January 20, 2009 and setting an end of tenancy date of April 1, 2009.

The tenants also sought orders requiring the landlord to comply with the legislation or tenancy agreement and emergency repairs, monetary compensation of \$4,999.99 and recovery of the filing fee for this proceeding.

Despite having made application, the tenants did not call in to the number provided to enable their participation in the telephone conference call hearing.

Therefore, their application is dismissed without leave to reapply.

On hearing that determination, the landlord requested an Order of Possession under section 51 of the *Act* which compels such an order on the landlord's request where the tenant's application to set a notice aside is dismissed and the notice is upheld.

Accordingly, the landlord's copy of this decision is accompanied by an Order of Possession, enforceable through the Supreme Court of British Columbia, effective at 1 p.m. on April 1, 2009.

March 4, 2009

Dispute Resolution Officer