



# Dispute Resolution Services

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

## **DECISION AND REASONS**

**Dispute Codes:** CNC, MT, ERP, RP, LRE, RR

This hearing dealt with an application by the tenant for an order to set aside a notice to end tenancy for cause and for an order for repairs, reduce rent and set conditions on the landlord's right to enter the rental unit. This matter was set for a conference call hearing at 1:30 p.m. on this date. As of 1:40 p.m. the applicant/tenant had not called into the conference call. The respondent/landlord called in.

During the waiting period, the landlord made an oral request for an order of possession in the event that the tenant's application was not successful.

Since the applicant did not call into the conference call, the notice to end tenancy is upheld and this application is dismissed without leave to reapply.

The landlord made a request under section 55 of the legislation for an order of possession. Under the provisions of section 55(1), upon the request of a landlord, I must issue an order of possession when I have upheld a notice to end tenancy. Accordingly, I so order. The tenant must be served with the order of possession. Should the tenant fail to comply with the order, the order may be filed in the Supreme Court of British Columbia and enforced as an order of that Court.

## **Conclusion**

The notice to end tenancy is upheld and I grant the landlord an order of possession effective two days after service on the tenant.

Dated August 26, 2009.

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Dispute Resolution Officer