



# Dispute Resolution Services

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Residential Tenancy Branch  
Ministry of Housing and Social Development

## **DECISION**

Dispute Codes      ET, FF

### Introduction

This matter dealt with an application by the Landlord for an Order ending the tenancy earlier than it would end if the Landlord was required to serve the Tenant with a One Month Notice to End Tenancy for Cause and wait for the applicable notice period to take effect.

The hearing started at 10:30 a.m. as scheduled, however by 10:40 a.m., neither party had dialled into the conference call. As there has been no hearing into the merits of the Landlord's application for an early end to the tenancy, it is dismissed with leave to reapply. The Landlord's application to recover the filing fee for this proceeding is dismissed without leave to reapply.

### Conclusion

The Landlord's application for an early end to the tenancy is dismissed with leave to reapply and his application to recover the filing fee is dismissed without leave. 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: November 09, 2009.

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Dispute Resolution Officer