



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MT, CNR, ERP, RP

Introduction

This hearing dealt with the tenant's Application for Dispute Resolution seeking more time to cancel a notice to end tenancy; to cancel a notice to end tenancy; for an order to have the landlord make repairs and emergency repairs.

The hearing was conducted via teleconference and was attended by the landlord and his agent. The applicant tenant did not attend.

The landlord's agent requested verbally, at the start of the hearing, an order of possession should the tenant not be successful in her Application.

Issue(s) to be Decided

The issues to be decided are whether the tenant is entitled to more time to apply to cancel a 10 Day Notice to End Tenancy for Unpaid Rent; to cancel a 10 Day Notice to End Tenancy for Unpaid Rent; for an order to have the landlord make repairs and emergency repairs, pursuant to Sections 32, 33, 46, 55, and 66 of the *Residential Tenancy Act (Act)*.

Analysis

In the absence of the applicant tenant, I dismiss the tenant's Application in its entirety without leave to reapply.

Conclusion

In accordance with Section 55 of the Act and in conjunction with dismissing the tenant's Application, I find the landlord is entitled to an order of possession effective **two days after service on the tenant**. This order must be served on the tenant. If the tenant fails to comply with this order the landlord may file the order with the Supreme Court of British Columbia and be enforced as an order of that 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 *Residential Tenancy Act*.

Dated: January 03, 2012.

Residential Tenancy Branch