



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Douglas Manor  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNL

### Introduction

Some documentary evidence and written arguments has been submitted by the parties prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the parties the opportunity to give their evidence orally and the parties were given the opportunity to ask questions of the other parties.

All testimony was taken under affirmation.

### Issue(s) to be Decided

This is an application for an Order to allow the tenant more time to file an application to cancel a Notice to End Tenancy, and an application to cancel a Notice to End Tenancy.

### Background and Evidence

On March 28, 2013 the tenant was served with a two month Notice to End Tenancy for landlord use.

The tenant filed the dispute of that Notice to End Tenancy on April 15, 2013.

### Analysis

When the tenant receives a Notice to End Tenancy for landlord use, the tenant has 15 days to file a dispute of that notice and if they fail to do so they are conclusively deemed to have accepted the end of the tenancy. In this case the tenant did not file to dispute the notice within the 15 day time frame, and has been unable to give a reasonable reason as to why she failed to do so.

Therefore it is my decision that the tenant is conclusively deemed to have accepted the end of the tenancy and I will not be canceling the Notice to End Tenancy.

Conclusion

The tenant's application is dismissed in full without leave to reapply.

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: May 13, 2013

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Residential Tenancy Branch