



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

**Dispute Codes:** CNR, MNDC, OLC, ERP, RP, RR

This hearing dealt with an application by the tenant for an order to set aside a notice to end tenancy and for more time to do so. The tenant also applied for an order directing the landlord to make emergency repairs, comply with the Act and reduce rent.

This matter was set for a conference call hearing at 9:00 a.m. on this date. As of 9:10 a.m. the tenant had not called into the conference call. The 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.

The applicant did not call into the conference call and therefore 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.

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: July 16, 2013

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Residential Tenancy Branch