



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

REVIEW CONSIDERATION DECISION

Decision: Leave for Review Denied

Original Decision and Order dated November 7, 2013 confirmed

Dispute codes: OPL OPR

Introduction

Division 2, Section 79(2) under the *Residential Tenancy Act* says a party to the dispute may apply for a review of the decision. The application must contain reasons to support one or more of the grounds for review:

1. A party was unable to attend the original hearing because of circumstances that could not be anticipated and were beyond the party's control.
2. A party has new and relevant evidence that was not available at the time of the original hearing.
3. A party has evidence that the director's decision or order was obtained by fraud.

REVIEW DECISION

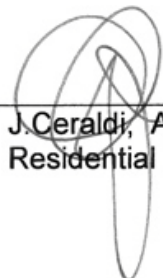
This is an application for review filed on November 20, 2013 by the tenant for the review of a Decision dated November 7, 2013 and received according to the applicant for review on November 13, 2013. The applicant applied for an extension of time to file the application for review. The Act specifically provides a 2 day time-frame from receiving the decision/order in which a party can apply for review with respect to an order of possession. In this instance, the applicants applied 7 days after having received the decision. The applicant is outside of the legislated timelines and is not entitled to an extension of time to file the application based on the information provided.

For the above reasons I dismiss the tenants application in its entirety.

The original decision and order dated November 7, 2013 is confirmed.

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 28, 2013



J. Ceraldi, Arbitrator
Residential Tenancy Branch