



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Lee Pon Rentals
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

CNC, MNDC, OLC, LAT, OPC, FF

Introduction

This hearing was scheduled in response to cross applications.

The Tenant filed an Application for Dispute Resolution, in which the Tenant applied:

- to set aside a Notice to End Tenancy for Cause
- for a monetary Order for money owed or compensation for damage or loss
- for an Order requiring the Landlord to comply with the *Residential Tenancy Act* (Act) or the tenancy agreement
- for authorization to change the locks to the rental unit.

The Landlord filed an Application for Dispute Resolution, in which the Landlord applied for an Order of Possession and to recover the fee for filing an Application for Dispute Resolution. At the outset of the hearing the Landlord withdrew the Application for Dispute resolution, as the rental unit has been vacated.

Issue(s) to be Decided

Should the Notice to End Tenancy for Cause, served pursuant to section 47 of the Act, be set aside?

Is the Tenant entitled to compensation for a loss of quiet enjoyment of the rental unit?

Should the Tenant be given authorization to change the locks to the rental unit?

Background and Evidence

The hearing was scheduled for 2:30 p.m. on March 22, 2014 and by 2:40 p.m. the Landlord had appeared, but the Tenant had not appeared.

I find that the Tenant failed to diligently pursue his Application for Dispute Resolution and I therefore dismiss his Application 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*.

Conclusion

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 23, 2104

Residential Tenancy Branch