



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BENCHMARK RENOVATIONS
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR AAT LAT

This hearing dealt with the tenants' Application for Dispute Resolution, seeking to cancel a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the "10 Day Notice"), for an order allowing access to (or from) the unit or site for the tenants or the tenants' guests, and for authorization to change the locks to the rental unit.

An agent for the landlord and the owner of the named landlord company attended the teleconference hearing scheduled for this date, Thursday, July 3, 2014, at 11:00 a.m., Pacific Time. The tenants did not attend the teleconference hearing. The telephone line remained open while the telephone system was monitored for ten minutes. The only participants who called into the hearing during this time were the agent for the landlord and the owner of the named landlord company. Therefore, as the applicant tenants did not attend the hearing by 11:10 a.m. to present the merits of their application, the tenants' application was **dismissed in full, without leave to reapply**.

Following my dismissal of the tenants' application, the agent for the landlord requested an order of possession. Pursuant to section 55 of the Act, I must grant that request once the tenant's application has been dismissed and the landlord or landlord agent has made a verbal request for an order of possession.

Therefore, **I grant** the landlord an order of possession effective **two (2) days** after service upon the tenants. This order must be served on the tenants and may be enforced in the Supreme Court of British Columbia.

This decision is final and binding on the parties, except as otherwise provided under the Act, and 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 3, 2014

Residential Tenancy Branch