



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes DRI, CNC, OPC, MNSD, FF

Introduction

In the first application, by file number, the tenant seeks to dispute a rent increase and cancel an unspecified Notice to End Tenancy. The tenant did not attend the hearing. The tenant's application is therefore dismissed without leave to re-apply.

In the second application the landlord seeks an order of possession pursuant to a one month Notice to End Tenancy served October 3, 2014 and recovery of the filing fee.

The tenant was served with the landlord's application and notice of hearing sent by registered mail to the tenant's residence, the dispute address, on November 13, 2014. According to the record of Canada Post, the mail has gone unclaimed by the tenant. I find that the landlord has complied with the service requirements of ss. 88 and 89 of the *Residential Tenancy Act* (the "*Act*") and that the tenant has been duly served.

The Notice in question states an effective date of October 31, 2014. That date is not in accordance with s. 45 (2) of the *Act* and is automatically corrected by s. 53 (1) to November 30 2014, the earliest lawful date. This tenancy will end on November 30, 2014 and the landlord will have an order of possession for one o'clock p.m. on that date.

I authorize the landlord to recover the \$50.00 filing fee from the security deposit.

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 26, 2014

Residential Tenancy Branch

