



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, OLC, LRE, LAT

Introduction

The tenant applies to cancel a one month Notice to End Tenancy dated February 5, 2015, for an order that the landlord comply with the law and the tenancy agreement. He also seeks an order limiting the landlord's right of entry and for permission to change the locks to the premises.

To begin the hearing, the landlord was called on to give evidence to establish that there were good grounds for giving the Notice in question.

The tenant interrupted the landlord's evidence and was cautioned not to do so. He was informed that he would be given a full opportunity to respond and to keep a note of allegations he wished to comment on or refute.

After the third such caution, the tenant was heard to laugh and say "this is insane." He then dropped out of the telephone hearing.

After thirteen minutes the tenant had failed to re-establish his telephone connection to the hearing. I conclude that he has abandoned his application and I dismiss it.

I find that the landlord has reserved to himself the right to pass back and forth from his area of the house through the common area of the lower suite in order to gain access to the garage common area.

The landlord requested an order of possession, as he is entitled to do pursuant to s. 55 of the *Residential Tenancy Act*. I grant the landlord an order of possession effective March 31, 2015, the effective date of the Notice in question.

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: March 06, 2015

Residential Tenancy Branch

