



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 0781178 BC LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC

Introduction

Pursuant to section 58 of the *Act*, I was designated to hear this matter. This hearing dealt with the tenant's application for cancellation of the landlord's 1 Month Notice to End Tenancy for Cause (the 1 Month Notice) pursuant to section 47. While the Respondent/Landlord attended the hearing by way of conference call, the Applicant did not, although I waited until 9:43 a.m. in order to enable the Applicant/Tenant to connect with this teleconference hearing scheduled for 9:30 a.m.

Rule 10.1 of the Rules of Procedure provides as follows:

10.1 The dispute resolution proceeding must commence at the scheduled time unless otherwise decided by the Arbitrator. The Arbitrator may conduct the dispute resolution proceeding in the absence of a party and may make a decision or dismiss the application, with or without leave to re-apply.

The landlord testified that the tenant had vacated the rental unit and he believed all matters with respect to the end of the tenancy had been addressed. I accept the sworn undisputed testimony of the landlord and, **in the absence of the applicant's participation in this hearing, I order the application dismissed without liberty 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*.

Dated: May 13, 2015

Residential Tenancy Branch