



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding KARMA ENTERPRISES LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MT, CNC, FF

Introduction

This matter dealt with an application by the Tenant for more time to make the application, to cancel a Notice to End Tenancy for Cause and to recover the filing fee for this proceeding.

At the start of the conference call it was noted that the Tenant's application did not meet the time requirements of the Act to dispute a Notice to End Tenancy. The 1 Month Notice to End Tenancy for Cause dated March 24, 2015 was received by the Tenant on March 28, 2015. Under the Act a tenant has 10 days from receiving a Notice to End Tenancy to make an application to dispute the Notice. In this case the application should have been made by April 7, 2015. The Tenant filed her application to dispute the Notice on April 14, 2015. This is 7 days after the filing dead line. On page two of the Notice to End Tenancy it states that if the tenant does not filing within the 10 day time limit the tenant is presumed to have accepted the tenancy has ended and the tenant has to move out on the effective vacancy date on the Notice. Further page two of the Notice says the Arbitrator can extend the time for a tenant to make the application if there is a serious and compelling reason for not filing the application on time. The Tenant said she was waiting for her brother to talk to the Landlords and she was not prepared to filing the application by the dead line. I find the Tenant's reasons for late filing do not meet the level of seriousness and are not a compelling reason for late filing; therefore I dismiss the Tenant's application to dispute the Notice to End Tenancy for Cause dated March 24, 2015 due to late filing of her application.

The Notice to End Tenancy for Cause dated March 24, 2015 is valid and in full effect and the Landlords are at leave to apply for an Order of Possession as the Landlords did not request an Order during the Hearing.

Conclusion

The Tenant's application is dismissed 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 *Manufactured Home Park Tenancy Act*.

Dated: June 03, 2015

Residential Tenancy Branch

