



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding M'AKOLA HOUSING
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes RP, ERP, CNQ, MT

Introduction

This telephone conference call hearing was convened as the result of the tenant's application for dispute resolution under the Residential Tenancy Act (the "Act"). The tenant applied for an order requiring the landlord to make repairs and emergency repairs to the rental unit, an order seeking cancellation of a 2 Month Notice To End Tenancy Because The Tenant Does Not Qualify For A Subsidized Rental Unit ("Notice") issued by the landlord, and for an order granting more time to make an application to cancel a notice to end tenancy.

The hearing began at 10:30 a.m. as scheduled and the telephone system remained open and was monitored for 11 minutes. During this time, the applicant/tenant did not dial into the telephone conference call hearing; however the landlord's agent (hereafter "landlord") was present and ready to proceed with the hearing. During the hearing, the landlord confirmed their request for an order of possession for the rental unit originally made in their documentary evidence.

Analysis and Conclusion

In the absence of the tenant to present her application and claim, pursuant to section 10.1 of the Dispute Resolution Rules of Procedure (Rules), I dismiss the tenant's application, without leave to reapply.

As I have dismissed the tenant's application for dispute resolution, under section 55(1) of the Act, I must grant the order of possession to the landlord due to their oral request during the hearing.

I therefore grant the landlord an order of possession for the rental unit effective at 1:00 p.m. on September 30, 2015, the effective end of tenancy date listed on the landlord's Notice, a copy of which had been submitted by both parties.

This final, legally binding order of possession is enclosed with the landlord's Decision and must be served upon the tenant in order to be enforceable.

Should the tenant fail to vacate the rental unit pursuant to the terms of the order, this order may be filed in the Supreme Court of British Columbia for enforcement as an order of that Court. The tenant is advised that costs of such enforcement are recoverable from the tenant.

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: August 18, 2015

Residential Tenancy Branch

