



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Mainstreet Equity Corp.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC

Introduction

This hearing was convened by way of conference call concerning an application made by the tenant for an order cancelling a notice to end the tenancy for cause.

An agent for the landlord company attended the hearing, however no one for the tenant attended. The line remained open while the phone system was monitored for 10 minutes prior to hearing any submissions of the landlord's agent, and the only participant who joined the call was the landlord's agent. Therefore, I dismiss the tenant's application without leave to reapply.

During the conference call hearing the landlord orally requested an Order of Possession.

Analysis

The *Residential Tenancy Act* states that where a tenant's application to cancel a notice to end the tenancy given by a landlord is dismissed, the landlord may orally request an Order of Possession, and if so, I must grant the order. The tenant has provided a copy of a 1 Month Notice to End Tenancy for Cause which contains an effective date of vacancy of September 30, 2015, which has passed. Therefore, I hereby grant an Order of Possession in favour of the landlord on 2 days notice to the tenant.

Conclusion

For the reasons set out above, the tenant's application is hereby dismissed without leave to reapply.

I hereby grant an Order of Possession in favour of the landlord on 2 days notice to the tenant.

This order is final and binding and may be enforced.

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: October 20, 2015

Residential Tenancy Branch

