



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPR, MO, CHR, LAT, LRE, OLC, PSF

In the first application the landlord seeks an order of possession and a monetary award for unpaid rent.

In the second application the tenants seek to cancel a ten day Notice to End Tenancy for unpaid rent, for authorization to change locks, for an order restricting the landlord's right of entry, for an order that the landlord comply with the law or the tenancy agreement and for an order that the landlord provide unspecified services or facilities.

Neither tenant attended the hearing within twenty minutes of its scheduled start time. Their application is therefore dismissed.

Section 55 of the *Residential Tenancy Act* permits a landlord to make a verbal request for an order of possession when a tenant's application to cancel a Notice to End Tenancy is dismissed. The landlord makes that request and I grant him an order of possession.

At the hearing the landlord could not provide proof of service of his application on either tenant. The matter was set over to November 10<sup>th</sup> to provide the landlord an opportunity to file confirmation of service by registered mail. He has failed to do so and so the landlord's application is dismissed with leave to re-apply.

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: November 13, 2015

---

Residential Tenancy Branch

