



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNL, FF  
Introduction

The tenant applies to cancel a two month Notice to End Tenancy for landlord use of property dated September 1, 2015.

The landlord did not attend the hearing within ten minutes after its scheduled start time. Nor did the landlord file material. I am satisfied that the landlord was duly served with the application and notice of hearing. The tenant produced a registered mail receipt showing that the landlord acknowledged receipt of the hearing package on October 8, 2015.

On an application to cancel a Notice to End Tenancy, the initial burden of proof to show that the Notice is for a valid ground falls to the landlord. The landlord has failed to attend and satisfy that burden. As a result, the Notice to End Tenancy dated September 1, 2015 is cancelled.

I grant the tenant recover of \$25.00 of the filing fee as she was tardy in serving her application on the landlord. I authorize her to reduce her next rent due by \$25.00 in full satisfaction of the fee.

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 17, 2015

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Residential Tenancy Branch

