



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      OPC, FF

### Introduction

This hearing dealt with an Application for Dispute Resolution by the landlord filed under the Residential Tenancy Act, (the "Act"), for an order of possession.

The tenant appeared. The landlord did not appear.

This matter was set for hearing by telephone conference call at 11:00 A.M on this date. The line remained open while the phone system was monitored for ten minutes and the only participant who called into the hearing during this time was the Respondent. Therefore, as the Applicant did not attend the hearing by 11:10 A.M. I dismiss the claim without leave to reapply.

At the outset of the hearing the tenant indicated that the landlord is her mother. The tenant stated that she vacated the rental unit based on the notice to end tenancy. The tenant stated that since the landlord, her mother, did not appear that they are moving back into the rental unit.

The tenant was informed that the tenancy has ended when they did not dispute the notice to end tenancy and when they vacated the rental unit. The tenant cannot unilaterally reinstate the tenancy.

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 18, 2015

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Residential Tenancy Branch

