



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

LANDLORD: OPL, FF
TENANT: CNL, MNDC, RP, RR, O

Introduction

This matter dealt with an application by both the Landlords and the Tenant.

The Landlords have applied for an Order of Possession and to recover the filing fee.

The Tenant has applied to cancel the Notice to End Tenancy, for compensation for loss of damage under the Act, regulations or tenancy agreement, for repairs to the unit site or property, for a rent reduction while the repairs are completed and for other considerations.

The Landlord said he served the Tenant with the Application and Notice of Hearing (the "hearing package") by registered mail on October 30, 2015 as required by s. 89 of the Act.

The hearing started at 9:00 a.m. as scheduled, however by 9:10 a.m. the Tenant had not dialled into the conference call. In the absence of any evidence from the Tenant to support the Tenant's application, the Tenant's application is dismissed without leave to reapply.

The Landlord requested an Order of Possession as per his application to end the tenancy and the 2 Month Notice to End Tenancy for Landlord's Use of the Property dated August 24, 2015. Pursuant to 55 (2) of the Act I award the Landlord an Order of Possession effective two days after service of the Order on the Tenant.

As the Landlord has been successful in this matter I order the Landlord to recover the filing fee of \$50.00 by retaining \$50.00 of the Tenant's security deposit at the end of the tenancy.

Conclusion

The Tenant's application is dismissed without leave to reapply.

An Order of Possession effective 2 days after service of it on the Tenant has been issued to the Landlord. A copy of the Order must be served on the Tenant: the Order of Possession may be enforced in the Supreme Court of British Columbia.

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: December 23, 2015

Residential Tenancy Branch

