



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Delaney Properties Ltd.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR O

This matter was set for hearing by telephone conference call at 9:30 a.m. on this date. The tenant applied to cancel a notice to end tenancy. 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 tenant's advocate.

When a tenant applies to cancel a notice to end tenancy, the landlord has the burden of proof to establish the validity of the notice. As the landlord did not attend the hearing by 9:40 a.m., and the tenant appeared and was ready to proceed, I cancel the notice to end tenancy dated March 3, 2016. The tenancy continues until such time as it ends under the Act.

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: April 29, 2016

Residential Tenancy Branch