



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR, FF

Introduction

The Application for Dispute Resolution filed by the Tenant seeks an order to cancel the 10 day Notice to End Tenancy dated March 2, 2016.

The applicant failed to contact the telephone bridge number at the scheduled start of the hearing. The respondent was present and ready to proceed. The telephone line conference line remained open and the phone system was monitored for ten minutes. The applicant failed to appear. I then proceeded with the hearing.

Issue(s) to be Decided

The issue to be decided is whether the tenant is entitled to an order cancelling the 10 day Notice to End Tenancy dated March 2, 2016?

Background and Evidence

The representative of the landlord did not know when the tenancy began. However, the applicant was a tenant prior to the landlord's purchase of the rental property in December 2014. The present rent is \$950 per month payable in advance on the first day of the month. The landlord holds a security deposit in the sum of \$475.

The tenant failed to pay the rent and the owes the sum of \$1625 to the end of March 2016.

The landlord testified the tenant vacated the rental unit and returned the keys 2 days ago.

Analysis:

The tenant failed to appear at the hearing. As a result I ordered that the application of the tenant to cancel the 10 day Notice to End Tenancy be dismissed without liberty to re-apply.

Order for Possession:

The Residential Tenancy Act provides that where an arbitrator has dismissed a tenant's application to cancel a Notice to End Tenancy, the arbitrator must grant an Order for Possession. As a result I granted the landlord an Order for Possession.

The tenant must be served with this Order as soon as possible. Should the tenant fail to comply with this Order, the landlord may register the Order with the Supreme Court of British Columbia for enforcement.

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 07, 2016

Residential Tenancy Branch

