



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

MT CNC PSF CNR O

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, received at the Residential Tenancy Branch on August 4, 2016 and amended in an Amendment to an Application for Dispute Resolution, received at the Residential Tenancy Branch on September 8, 2016 (the "Application").

The Tenant applied for the following relief pursuant to the *Residential Tenancy Act* (the "Act"):

- An order allowing the Tenant more time to dispute a 1 Month Notice to End Tenancy for Cause, dated July 27, 2016 (the "1 Month Notice");
- An order cancelling the 1 Month Notice;
- An order compelling the Landlord to provide services or facilities required by law;
- An order cancelling a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, dated September 2, 2016 (the "10 Day Notice"); and
- Other unspecified relief.

The Tenant attended the hearing on his own behalf and was assisted by N.W. The Tenant provided his solemn affirmation. No one attended the hearing on behalf of the Landlord.

The Tenant testified that he served the Notice of a Dispute Resolution Hearing, and the evidence upon which he intended to rely, in person at the Landlord's office. He stated that service was witnessed by a friend, J.F. In light of the Tenant's oral testimony, and as the Landlord submitted documentary evidence, I am satisfied the Landlord was duly served with the Notice of a Dispute Resolution Hearing.

The Tenant was provided the opportunity to present evidence orally and in written and documentary form, and to make submissions to me.

I have reviewed all evidence and testimony before me that met the requirements of the Rules of Procedure; however, I refer to only the relevant facts and issues in this Decision.

Background and Evidence

The Tenant testified he wishes to have the 1 Month Notice and the 10 Day Notice set aside.

Analysis

As the Landlord did not attend the hearing to provide testimony in support of the 1 Month Notice or the 10 Day Notice, I find the Landlord has failed to provide sufficient cause to end the tenancy. Accordingly, the 1 Month Notice and the 10 Day Notice are cancelled. The tenancy continues unless otherwise ended in accordance with the *Act*.

Conclusion

The 1 Month Notice and the 10 Day Notice are cancelled. The tenancy continues unless otherwise ended in accordance with 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: September 26, 2016

Residential Tenancy Branch