



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNL

### Introduction

The tenant applies to cancel a two month Notice to End Tenancy for landlord use of property dated September 3, 2016.

The landlord did not attend the hearing within ten minutes after its scheduled start time, nor does it appear that she has filed any material.

The tenant filed a printout from Canada Post showing that the landlord received and signed for the registered mail containing the application and notice of hearing on September 9, 2016. I find that the landlord has been duly served.

On a tenant's application to challenged a Notice to End Tenancy, the initial burden is on the landlord to establish that there are good grounds for the Notice. By failing to attend, the landlord has failed to satisfy that burden and the Notice cannot stand.

The Notice to End Tenancy dated September 3, 2016 is cancelled.

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: October 27, 2016

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Residential Tenancy Branch