



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding NPR LIMITED PARTNERSHIP  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      CNC, CNL, OLC, FF, O

### Introduction

This hearing dealt with a tenant's Application for Dispute Resolution (the "Application") under the Residential Tenancy Act (the "*Act*") for:

- cancellation of the landlord's One Month Notice To End Tenancy for Cause (the "One Month Notice");
- Cancellation of a Notice to End Tenancy given for landlord's use of rental property;
- an Order for the landlord to comply with the *Act*, regulations or the tenancy agreement;
- recovery of the filing fee paid for this application from the tenant; and
- unspecified other relief.

The tenant did not appear to speak to their own Application and was given 10 minutes to do so. The tenant was given a Notice of Dispute Resolution Hearing document dated October 28, 2016 which scheduled their hearing for Thursday December 16, 2016 at 9:30 a.m. Pacific Time. The landlord's agents ("landlord") appeared at the teleconference hearing and were ready to proceed. Following the 10 minute waiting period the tenant's application was **dismissed without leave to reapply**.

When a tenant's application to dispute a landlord's notice to end a tenancy is dismissed, s. 55 of the *Act* requires me to grant an order of possession if the landlord's notice to end a tenancy complies with section 52 of the *Act*.

Based on the above, the testimony and evidence, and on a balance of probabilities, I find that the One Month Notice complies with s.52 of the *Act*. As a result, I find the landlord is entitled to an order of possession **effective two days after service of this Order** on the tenant.

### Conclusion

I dismiss the tenant's application without leave to reapply.

Pursuant to section 55 of the *Act*, I grant an Order of Possession to the landlord effective two days after service of this Order on the tenant. Should the tenant fail to comply with this Order, this Order may be filed and enforced as an Order of 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 15, 2016

---

Residential Tenancy Branch