



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding NAV SUNSETAPTS & ROCKWELL MANAGEMENT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR, OPR, MNR

Introduction

This was a cross-application dealing both with the tenant's application filed November 9, 2016 seeking cancellation of the landlord's 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (the "10 Day Notice") and with the landlord's application filed November 15, 2016 seeking an order of possession and a monetary order for unpaid rent based on the 10 Day Notice. The tenant's application is brought under s. 46(4) of the *Residential Tenancy Act* (the "Act") and the landlord's is brought under ss. 55 and 67 of the Act.

A telephone conference call hearing was convened based on these applications for dispute resolution. The hearing began promptly at 11:00 a.m. Pacific Time on Tuesday, December 13, 2016, as scheduled, and the telephone system remained open and was monitored for 13 minutes. Neither the landlord nor the tenant dialed into the telephone conference call hearing during this time.

Conclusion

In the absence of both parties, I dismiss both the tenant's and the landlord's applications, with leave to reapply.

This decision is final and binding on the parties, unless otherwise provided under the Act, and is made on authority delegated to me by the Director of the Residential Tenancy Branch under s. 9.1(1) of the *Residential Tenancy Act*.

Dated: December 14, 2016

Residential Tenancy Branch

