



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPL

This hearing dealt with the landlord's application pursuant to the *Residential Tenancy Act* ("Act") for an Order of Possession for landlord's use of property ("landlord's use") as per section 49(6) of the Act.

Issue(s) to be Decided

Is the landlord entitled to end the tenancy based on the 2 Month Notice to End Tenancy for Landlord's Use of Property (the 2 Month Notice)?

Analysis

While the Respondent attended the hearing by way of conference call, the Applicant did not, although I waited until 10:40 A.M. in order to enable the Applicant to connect with this teleconference hearing scheduled for 10:30 A.M.

Rule 10.1 of the Rules of Procedure provides as follows:

10.1 Commencement of the dispute resolution proceeding - The dispute resolution proceeding must commence at the scheduled time unless otherwise decided by the Arbitrator. The Arbitrator may conduct the dispute resolution proceeding in the absence of a party and may make a decision or dismiss the application, with or without leave to re-apply.

Conclusion

In the absence of the applicant's participation in this hearing, I order the application dismissed without liberty to reapply.

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 23, 2016

Residential Tenancy Branch

