



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Benchmark Renovation Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNC

### Introduction

Pursuant to section 58 of the *Residential Tenancy Act*. (the *Act*), I was designated to hear this matter. This hearing dealt with the tenant's application to:

- Cancel a landlord's 1 Month Notice to End Tenancy For Cause ("1 Month Notice") pursuant to section 47 of the *Act*.

While the Respondent attended the hearing by way of conference call, the Applicant did not, although I waited until 9:10 A.M. in order to enable the Applicant to connect with this teleconference hearing scheduled for 9:00 A.M. The Respondent landlords attended the hearing and were given a full opportunity to be heard, to present sworn testimony, to make submissions and to call witnesses.

Rule 10.1 of the Rules of Procedure provides as follows:

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

### Analysis

Section 55(1) of the *Act* reads as follows:

**55** (1) *If a tenant makes an application for dispute resolution to dispute a landlord's notice to end a tenancy, the director must grant an order of*

*possession of the rental unit to the landlord if, at the time scheduled for the hearing,*

- (a) the landlord's notice to end tenancy complies with section 52{form and content of notice to end tenancy}, and*
- (b) the director, during the dispute resolution proceeding, dismisses the tenant's application or upholds the landlord's notice.*

Based on the 1 Month Notice entered into written evidence and the landlords' sworn testimony, I find that the landlords' 1 Month Notice complied with section 52 of the *Act*. The tenant's failure to attend this hearing and present evidence relating to his application leads me to order that his application to cancel the 1 Month Notice is dismissed without liberty to reapply.

Based on my decision to dismiss the tenant's application for dispute resolution and my finding that the landlords' 1 Month Notice complies with section 52 of the *Act*, I find that this tenancy ends on the effective date of the 1 Month Notice, December 31, 2016. The landlord is entitled to an Order of Possession as of December 31, 2016.

### Conclusion

The landlord is provided with a formal copy of an Order of Possession effective at 1:00 P.M. on December 31, 2016. Should the tenant fail to comply with this Order, this Order may be enforced as an Order of the Supreme Court of British

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

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Residential Tenancy Branch

