



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes MT, CNR, LAT

### Introduction

This hearing was convened by way of conference call concerning an application made by the tenant seeking more time than prescribed to dispute a notice to end the tenancy; for an order cancelling a notice to end the tenancy for unpaid rent or utilities; and for an order authorizing the tenant to change the locks to the rental unit.

The landlord and the landlord's spouse attended the hearing, however the line remained open while the phone system was monitored for in excess of 10 minutes, and no one for the tenant attended the call. Therefore, I dismiss the tenant's application.

The *Residential Tenancy Act* states that where I dismiss a tenant's application to cancel a notice to end a tenancy given by a landlord, I must grant an Order of Possession in favour of the landlord, so long as the notice given is in the approved form. I have reviewed the 10 Day Notice to End Tenancy for Unpaid Rent or Utilities provided as evidence by the tenant. It is dated December 17, 2016 and contains an effective date of vacancy of December 31, 2016 for unpaid rent in the amount of \$600.00 that was due on December 1, 2016. I find that it is in the approved form and contains information required by the *Act*. Therefore, I grant an Order of Possession in favour of the landlord. The landlord advised that the tenant has vacated the rental unit but it is not yet re-rented. I grant the Order of Possession effective immediately.

### Conclusion

For the reasons set out above, the tenant's application is hereby dismissed in its entirety without leave to reapply. I hereby grant an Order of Possession in favour of the landlord effective immediately.

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: January 24, 2017

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Residential Tenancy Branch

