



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding ANTHEM PROPERTIES  
and [tenant name suppressed to protect privacy]

## **DECISION**

### **Dispute Codes**

MT CNL FF

### **Introduction**

This hearing dealt with an Application for Dispute Resolution by the tenant to cancel the landlord's Notice to End for Landlord's Use of Property.

The applicant tenant was provided with a copy of the Notice of a Dispute Resolution Hearing after filing their application dated January 12, 2017. The tenant, however, did not attend the hearing set for today at 11:00 a.m. The phone line remained open for no less than ten minutes and was monitored throughout this time. The only party to call into the hearing was the respondent landlord whom confirmed they sought to end the tenancy.

### **Background and Evidence**

Both parties submitted the respective Notice to End of this matter dated December 20, 2016 with an effective date of March 31, 2017.

### **Analysis**

Following the ten minute waiting period, the application of the tenant was **dismissed**, without leave to reapply.

I find the landlord's Notice to End complies with the form and content required by **Section 52** of the act, and is valid.

**Section 55(1)** of the Act states that if I dismiss the tenant's application or uphold the landlord's Notice to End I must grant the landlord an Order of Possession.

The landlord is granted an **Order of Possession** effective **March 31, 2017**. This Order may be served on the tenant, and, if necessary filed with the Supreme Court of British Columbia and enforced as an Order of that Court.

### **Conclusion**

The tenant's application is dismissed. The landlord is given an Order of Possession.

**This Decision is final and binding on both parties.**

*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: February 14, 2017

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Residential Tenancy Branch