



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Max Save Real Estate Services Ltd.  
and [tenant name suppressed to protect privacy]

## **DECISION**

### **Dispute Codes**

MT; CNR; OLC; RP; RR

### **Introduction**

This is the Tenant's Application for Dispute Resolution seeking more time to make her application to cancel a 10 Day Notice to End Tenancy for Unpaid Rent issued January 10, 2017 (the "Notice"); to cancel the Notice; and Orders that the Landlord comply with the Act, make regular repairs to the rental unit and a rent reduction.

Both parties signed into the teleconference and gave affirmed testimony

### **Preliminary Matter**

The Tenant has applied for an extension of time to make her application to cancel the Notice. The Tenant testified that she received the Notice on January 10, 2017. Therefore, I find that the effective date of the Notice was January 20, 2017.

The Tenant made her Application for Dispute Resolution on February 2, 2017.

Section 66(3) of the Act provides:

(3) The director must not extend the time limit to make an application for dispute resolution to dispute a notice to end a tenancy beyond the effective date of the notice.

[reproduced as written]

In this case, the Tenant applied to extend the time limit on February 2, 2017 and the effective date of the Notice was January 20, 2017. Therefore, pursuant to the provisions of Section 66(3) of the Act, I dismiss the Tenant's application for an extension.

The tenancy is ended and therefore the remaining issues within the Tenant's Application are also dismissed.

**Conclusion**

The Tenant's Application is dismissed.

I find that the tenancy ended on January 20, 2017.

Further to the provisions of Section 55 of the Act, I hereby provide the Landlord with an Order of Possession **effective 2 days after service of the Order upon the Tenant.**

This Order may be filed in Supreme Court and enforced as an Order of that Court.

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: March 02, 2017

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Residential Tenancy Branch