



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding PAUL BAL GROUP  
and [tenant name suppressed to protect privacy]

## **DECISION**

### **Dispute Codes**

CNL

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, received at the Residential Tenancy Branch on March 14, 2017 (the "Application"). The Tenant applied for an order cancelling a Two Month Notice to End Tenancy for Landlord's Use of Property, dated February 28, 2017 (the "Two Month Notice"), pursuant to the *Residential Tenancy Act* (the "Act").

This matter was set for hearing by telephone conference call at 9:00 A.M. (Pacific Time) on April 18, 2017. The line remained open while the phone system was monitored for ten minutes and the only participant who called into the hearing during this time was the Respondent. Therefore, as the Applicant did not attend the hearing by 9:10 A.M., and the Respondent appeared and was ready to proceed, I dismiss the claim without leave to reapply.

When a tenant's application to cancel a notice to end tenancy is dismissed and the notice complies with section 52 of the *Act*, section 55 of the *Act* requires that I grant an order of possession to a landlord. A copy of the Two Month Notice was submitted with the Tenant's Application. On review, I have determined that it complies with section 52 of the *Act*. Accordingly, I grant the Landlord an order of possession, which will be effective April 30, 2017, at 1:00 p.m.

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: April 18, 2017

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Residential Tenancy Branch