



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MT, CNC, MNSD, ERP

Introduction

This hearing was scheduled to convene at 9:30 a.m. this date 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 cause; for a monetary order for return of all or part of the pet damage deposit or security deposit; and for an order that the landlord make emergency repairs for health or safety reasons.

The landlord attended the hearing with a witness, and the landlord was prepared to respond to the tenant's application. However, the line remained open while the phone system was monitored for 10 minutes and no one for the tenant joined 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. In this case, the landlord advised that the tenant has vacated the rental unit. The landlord has possession, and does not require an Order of Possession.

The landlord has filed an amendment to an application, but has not filed an application for dispute resolution. I make no findings of fact or law with respect to it.

Conclusion

For the reasons set out above, the tenant's application is hereby dismissed.

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: August 17, 2017

Residential Tenancy Branch