



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      MT, CNL, FF, DRI, OLC

### Introduction

This hearing dealt with an Application for Dispute Resolution filed by the Tenant under the *Residential Tenancy Act* (the “Act”), seeking:

- More time to make an application to cancel a Notice to End Tenancy;
- To cancel a Notice to End Tenancy for the Landlord’s use of the property;
- To recover the filing fee;
- To dispute a rent increase that does not comply with an increase permitted by the Regulation; and
- An Order for the Landlord to comply with the *Act*.

The hearing was unattended by either party. This matter was set for hearing by telephone conference call at 10:30 A.M. (Pacific Time) on September 19, 2017. The line remained open while the phone system was monitored for ten minutes and no participant called into the hearing during this time.

### Issues to be Decided

Is the Tenant entitled to more time to make an application to cancel the Two Month Notice to End Tenancy for Landlord’s Use of Property?

Is there a valid reason to cancel the Two Month Notice to End Tenancy for Landlord’s Use of Property under the *Act*?

If the Tenant is unsuccessful in seeking to cancel the Two Month Notice to End Tenancy for Landlord’s Use of Property, is the Landlord entitled to an order of possession pursuant to Section 55(1) of the *Act*?

Was the Tenant issued a Notice of Rent Increase that does not comply with the Regulation?

Is the Tenant entitled to an Order for the Landlord to comply with the *Act*?

Is the Tenant entitled to monetary compensation to recover the filing fee pursuant to section 72 of the *Act*?

### Conclusion

Based on the above, and as the Applicant did not attend the hearing, I dismiss the claim with leave to reapply. This is not an extension of any statutory deadline.

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: September 20, 2017

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Residential Tenancy Branch