



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes DRI, CNR, ERP, LAT, MNR, MNSD, AAT, AS

Introduction

This hearing was scheduled to convene at 11:00 a.m. this date by way of conference call concerning an application made by the tenant disputing a rent increase, and seeking an order cancelling a notice to end the tenancy for unpaid rent or utilities; for an order that the landlord make emergency repairs for health or safety reasons, for an order that the tenant be permitted to change the locks to the rental unit, for a monetary order for the cost of emergency repairs, for an order that the landlord return the tenant's security deposit or pet damage deposit, for an order that the landlord allow access to or from the rental unit, and for an order that the tenant be permitted to assign or sublet the rental unit.

The line remained open while the telephone system was monitored for 15 minutes and no participants joined the call during that time. Therefore, I dismiss the tenant's application with leave to reapply.

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, so long as the notice given is in the approved form. In this case, the tenant has provided me with a copy of a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, but it is not addressed to the tenant. Since I cannot be satisfied that any notice given to the tenant is in the approved form, I decline to grant an Order of Possession in favour of the landlord.

Conclusion

For the reasons set out above, the tenant's application is hereby dismissed with leave to reapply. 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 21, 2017

Residential Tenancy Branch