



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MT, CNR

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 tenants seeking more time than prescribed to dispute a notice to end the tenancy and for an order cancelling a notice to end the tenancy for unpaid rent or utilities.

The landlord attended the hearing, however the line remained open while the phone system was monitored for in excess of 10 minutes, and despite making the application for dispute resolution, no one for the tenants attended the call. Therefore, I dismiss the tenants' 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, so long as the notice given is in the approved form. I have reviewed the 10 Day Notice to End Tenancy for Unpaid Rent or Utilities provided as evidence by the tenants. It is dated August 30, 2017 and contains an effective date of vacancy of August 31, 2017 for unpaid rent in the amount of \$600.00 + \$300.00 damage that was due on August 1, 2017. I find that it is in the approved form and therefore, I grant an Order of Possession in favour of the landlord.

The landlord advised that the tenants have vacated the rental unit and have not provided a forwarding address. Since the tenants have vacated the rental unit, I grant the Order of Possession effective immediately.

Conclusion

For the reasons set out above, the tenants' application is hereby dismissed in its entirety without leave to reapply.

I hereby grant an Order of Possession in favour of the landlord effective immediately.

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: October 11, 2017

Residential Tenancy Branch