



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

Dispute Codes: CNC, CNR, FF

Introduction:

The applicant has filed two Application for Dispute Resolutions. The first one seeks the following:

- a. An order to cancel the one month Notice to End Tenancy
- b. An order to recover the cost of the filing fee.

The second Application for Dispute Resolution filed by the Tenant seeks an order to cancel the 10 day Notice to End Tenancy.

Neither party produced a copies of the two Notices.

The Applicant Tenant failed to contact the telephone bridge number at the scheduled start of the hearing. The landlord was present and ready to proceed. The telephone line conference line remained open and the phone system was monitored for ten minutes. The Applicant Tenant failed to appear. I then concluded proceed with the hearing.

On the basis of the solemnly affirmed evidence presented at that hearing, a decision has been reached. All of the evidence was carefully considered.

Background and Evidence:

The tenancy began in 2016. The tenancy agreement provided that the tenant(s) would pay rent of \$4500 per month payable in advance on the 15th day of each month. The tenant(s) paid a security deposit of \$2250 at the start of the tenancy.

The tenant failed to pay the rent for the period July 15, 2017 to August 14, 2017 and August 15, 2017 to September 15, 2017 and the sum of \$9000 remains owing. The Tenant vacated the rental unit on September 15, 2017.

Analysis:

After carefully considering all of the evidence I determined that the landlord has established sufficient cause to end the tenancy. As a result I dismissed the tenant's application to cancel the one month Notice to End Tenancy and the 10 day Notice to

End Tenancy. I further order that the application of the tenant for the cost of the filing fee be dismissed.

Order for Possession:

The Residential Tenancy Act provides that where an arbitrator has dismissed a tenant's application to cancel a Notice to End Tenancy, the arbitrator must grant an Order for Possession. As a result I granted the landlord an Order for Possession on 2 days notice.

The tenant must be served with this Order as soon as possible. Should the tenant fail to comply with this Order, the landlord may register the Order with the Supreme Court of British Columbia for enforcement.

This decision is final and binding on the parties.

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 31, 2017

Residential Tenancy Branch