



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

### Dispute Codes:

CNR, ERP, LRE, OLC

### Introduction

This hearing was convened in response to the Tenants' Application for Dispute Resolution, in which the Tenants applied for an Order requiring the Landlord to make repairs to the rental unit; for an Order requiring the Landlord to comply with the tenancy agreement or the *Residential Tenancy Act (Act)*, for an Order suspending or setting limits on the Landlord's right to enter the rental unit; and to cancel a Notice to End Tenancy for Unpaid Rent.

### Issue(s) to be Decided

Should the Notice to End Tenancy be set aside?

Is there a need to issue an Order requiring the Landlord to make repairs to the rental unit, or an Order requiring the Landlord to comply with the tenancy agreement or the *Residential Tenancy Act (Act)*, or an Order suspending or setting limits on the Landlord's right to enter the rental unit?

### Background and Evidence

The hearing was scheduled for 9:00 a.m. on this date. I dialed into the teleconference at 9:11 a.m. and was joined by the Landlord. By the time the teleconference was terminated at 9:11 a.m. the Tenants had not appeared.

The Landlord stated that the Tenant was personally served with the Ten Day Notice to End Tenancy, dated October 30, 2017, which declared that the Tenants must vacate the unit by November 12, 2017.

The Landlord stated that rent has not been paid for November or December of 2017, and some rent is still outstanding from October of 2017.

### Analysis

I find that the Tenants failed to diligently pursue the Application for Dispute Resolution and I therefore dismiss the Application without leave to reapply.

As the Tenants' Application for Dispute Resolution is dismissed and the Landlord served the Tenants with a Notice to End Tenancy which appears to comply with section 52 of the *Act*, I grant the Landlord an Order of Possession, pursuant to section 50(1) of the *Act*.

### Conclusion

The Tenants' Application for Dispute Resolution is dismissed, without leave to reapply.

I grant the Landlord an Order of Possession that is effective two days after it is served upon the Tenants. This Order may be served on the Tenants, filed with the Supreme Court of British Columbia, and enforced as an Order of that Court.

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: December 14, 2017

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Residential Tenancy Branch