



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNL FF

### Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution. The participatory hearing, via telephone conference call, was held on February 5, 2018. The Tenant applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- Cancel the Landlord's 2-Month Notice to End Tenancy for Landlord's Use of Property (the 2-Month Notice).

The Landlord/Respondent attended the hearing. However, the Tenant/Applicant did not. The hearing was by telephone conference and began promptly, as scheduled, at 11:00 a.m. Pacific Time on February 5, 2018, as per the Notice of a Dispute Resolution Hearing provided to the Tenant. The line remained open while the phone system was monitored for 10 minutes and the only participant who called into the hearing during this time was the Respondent/Landlord who was ready to proceed. The Landlord testified that the Tenant has now vacated the rental unit.

After the ten minute waiting period, the Tenant's application was **dismissed, in full, without leave to reapply**.

Further, as the Landlord has regained possession of the rental unit, they no longer required an order of possession, pursuant to section 55 of the *Act*.

### Conclusion

I dismiss the Tenant's application in full, without 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: February 05, 2018

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Residential Tenancy Branch