



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding SEYLYNN (NORTH SHORE) PROPERTIES PHASE II LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

### Dispute Codes:

CNL, OLC, FFT

### Introduction

The hearing was convened in response to the Tenant's Application for Dispute Resolution, in which the Tenant applied to set aside a Two Month Notice to End Tenancy, for an Order requiring the Landlord to comply with the tenancy agreement and the *Residential Tenancy Act (Act)*, and to recover the filing fee from the Landlord for the cost of the Application for Dispute Resolution.

### Issue(s) to be Decided

Should the Two Month Notice to End Tenancy be set aside?

### Background and Evidence

Section 61 of the *Residential Tenancy Act (Act)* states that upon accepting an application for dispute resolution, the director must set the matter down for a hearing and that the director must determine if the hearing is to be oral or in writing. In this case, the hearing was scheduled for a teleconference hearing.

Rule 10.1 of the Rules of Procedure stipulates that the hearing must commence at the scheduled time unless otherwise decided by the arbitrator. The arbitrator may conduct the hearing in the absence of a party and may make a decision or dismiss the application, with or without leave to re-apply.

This hearing was scheduled to commence at 9:00 a.m. on February 6, 2018. I dialed into the teleconference at 9:01 a.m. and monitored the teleconference until 9:12 a.m. Neither the Applicant nor the Respondent dialed into the teleconference during this time.

Analysis

I find that the Application for Dispute Resolution has been abandoned.

Conclusion

I dismiss the Application with leave to reapply, as I have not made any findings of fact or law with respect to the application.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Act*.

Dated: February 07, 2018

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Residential Tenancy Branch