



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes

CNC RP

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the *Act*) for cancellation of the landlord's 1 Month Notice to End Tenancy for Cause ('1 Month Notice') pursuant to section 47; and an order to the landlord to make repairs to the rental unit pursuant to section 33.

The Applicant (tenant) did not attend this hearing, although I waited until 9:45am. in order to enable the tenant to connect with this teleconference hearing scheduled for 9:30am. The landlord's agent, TL, attended the hearing and was given a full opportunity to be heard, to present evidence and to make submissions.

Issues(s) to be Decided

Should the landlord's 1 Month Notice be cancelled? If not, is the landlord entitled to an Order of Possession?

Is the tenant entitled to an order for the landlord to perform repairs?

Background and Evidence

Rule 7.3 of the Rules of Procedure provides as follows:

7.3 Consequences of not attending the hearing

If a party or their agent fails to attend the hearing, the arbitrator may conduct the dispute resolution hearing in the absence of that party, or dismiss the application, with or without leave to re-apply.

Section 55(1) of the *Act* reads as follows:

- 55** (1) If a tenant makes an application for dispute resolution to dispute a landlord's notice to end a tenancy, the director must grant to the landlord an order of possession of the rental unit if

- (a) the landlord's notice to end tenancy complies with section 52 *[form and content of notice to end tenancy]*, and
- (b) the director, during the dispute resolution proceeding, dismisses the tenant's application or upholds the landlord's notice.

Analysis

In the absence of any evidence or submissions from the applicant, I order the tenant's application dismissed without liberty to reapply.

A copy of the 1 Month Notice was not submitted by the landlord for this hearing. The tenant did not submit page 2 of the 1 Month Notice. As I have no way of verifying whether the landlord's 1 Month Notice complies with section 52 of the *Act* and there is no separate application from the landlord before me, I am unable to issue an Order of Possession to the landlord.

Conclusion

I dismiss the tenant's application for dispute resolution without leave to reapply.

The landlord remains at liberty to apply for an Order of Possession on the basis of the 1 Month Notice.

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: April 4, 2018

Residential Tenancy Branch