



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Princess Daphne Apartments  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      AAT CNC ERP LAT LRE MT PSF RP

### Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution. The participatory hearing was held on May 14, 2018, at 9:30 am. The Tenant applied for multiple remedies, pursuant to the *Residential Tenancy Act* (the "Act").

The Landlord's agent, S.V, attended the hearing and provided affirmed testimony. The Tenant did not attend the hearing. The hearing lasted 10 minutes, and the only person who attended the hearing and was ready to proceed was the Landlord's agent.

I have reviewed all oral and written evidence before me that met the requirements of the rules of procedure. However, only the evidence relevant to the issues and findings in this matter are described in this Decision.

### Preliminary Matters

Given that the Tenant failed to attend this hearing, I dismiss her application, in its entirety, without leave to reapply.

Under section 55 of the Act, when a Tenant's application to cancel a notice to end tenancy is dismissed and I am satisfied that the Notice to end tenancy complies with the requirements under section 52, I must grant the Landlord an order of possession. Section 52 of the *Act* requires that any notice to end tenancy issued by a landlord must be signed and dated by the landlord, give the address of the rental unit, state the effective date of the notice, state the grounds for ending the tenancy, and be in the approved form.

I find that the Notice provided into evidence meets the requirements for form and content and the Landlord is entitled to an order of possession. Since the Tenant has

paid rent until the end of May 2018, the Landlord's order of possession will be issued for May 31, 2018, at 1 pm.

Conclusion

I dismiss the Tenant's application, in full, without leave to reapply.

The Landlord is granted an order of possession effective **May 31, 2018**, at 1:00 p.m. This order must be served on the Tenant. If the Tenant fails to comply with this order the Landlord may file the order with the Supreme Court of British Columbia and be 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: May 14, 2018

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Residential Tenancy Branch