



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding GREAT RADIANCE HOLDINGS LTD
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNC FF

This hearing was convened as a result of the Tenants' Application for Dispute Resolution, made on June 4, 2018. The Tenants applied for the following relief pursuant to the *Residential Tenancy Act* (the "*Act*"):

- an order cancelling a One Month Notice to End Tenancy for Cause, dated May 30, 2018 (the "One Month Notice");
- an order granting recovery of the filing fee.

This matter was set for hearing by telephone conference call at 9:00 A.M. on July 23, 2018. The line remained open while the phone system was monitored for ten minutes and the only participants who called into the hearing during this time were the agents for the Respondent, Z.Z. and G.D. Therefore, as the Applicants did not attend the hearing by 9:10 A.M., and the agents of the Respondent appeared and were ready to proceed, I dismiss the claim without leave to reapply.

When a tenant's application to cancel a notice to end tenancy is dismissed, and the notice complies with section 52 of the *Act*, section 55 of the *Act* requires that I issue an order of possession in favour of the landlord. The language in the *Act* is mandatory. Having reviewed the One Month Notice, a copy of which was submitted into evidence, I find it complies with section 52 of the *Act*. Accordingly, I grant the Landlord an order of possession, which will be effective two (2) days after service on the Tenants.

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: July 23, 2018

Residential Tenancy Branch