



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR MT OLC RR

Introduction

This hearing was scheduled to convene at 9:30 a.m. this date by way of conference call concerning an application made by the tenant seeking more time than prescribed to dispute a notice to end the tenancy; an order cancelling a notice to end the tenancy for unpaid rent or utilities; an order that the landlord comply with the *Act*, regulation or tenancy agreement; and an order reducing rent for repairs, services or facilities agreed upon but not provided.

The landlord attended the hearing prepared to respond to the tenant's application, however the line remained open while the telephone system was monitored for 15 minutes and no one for the tenant joined the call. Therefore, I dismiss the tenant's application in its entirety without leave to reapply.

The *Residential Tenancy Act* states that where I dismiss a tenant's application to cancel a notice to end a tenancy given by a landlord I must grant an Order of Possession in favour of the landlord, so long as the notice given is in the approved form.

I have reviewed the 10 Day Notice to End Tenancy for Unpaid Rent or Utilities provided by both parties for this hearing. It is dated August 1, 2018 and contains an effective date of vacancy of August 11, 2018 for unpaid rent in the amount of \$1,100.00 that was due on August 1, 2018 and unpaid utilities in the amount of \$129.75 following written demand on August 1, 2018. I find that it is in the approved form and contains information required by the *Act*, and therefore I grant an Order of Possession in favour of the landlord. Since the effective date of vacancy has passed, I grant the Order of Possession on 2 days notice to the tenant.

Conclusion

For the reasons set out above, the tenant's application is hereby dismissed in its entirety without leave to reapply.

I hereby grant an Order of Possession in favour of the landlord on 2 days notice to the tenant.

This order is final and binding and may be enforced.

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: September 28, 2018

Residential Tenancy Branch