



# Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes OPL, FF

### Introduction

The landlord applies for an order of possession pursuant a two month Notice to End Tenancy for landlord use of property.

Neither respondent tenant attended the hearing within ten minutes after its scheduled start time at 9:30 a.m. on December 11, 2018. The teleconference hearing connection remained open during that time in order to enable the parties to call into the teleconference hearing. The call-in numbers and participant codes provided in the Notice of Hearing were confirmed as correct. The teleconference system audio console confirmed that the landlord, his nephew assistant and this arbitrator were the only ones who had called into this teleconference during that period. The applicant landlord attended the hearing and was given a full opportunity to be heard, to present sworn testimony/affirmed testimony, to make submissions and to call witnesses.

On the landlord's testimony I find that the Notice was attached to a door to the rental unit on September 27, 2018 and was deemed received by the tenants on September 30, in accordance with s. 90 of the *Residential Tenancy Act*.

The tenants have not vacated the rental unit by the November 30, 2018 effective date in the Notice and so I grant the landlord an order of possession.

I authorize the landlord to recover the \$100.00 filing fee for this application from the security deposit he holds.

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: December 11, 2018

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Residential Tenancy Branch