



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC

Introduction

This hearing convened as a result of a Tenant's Application for Dispute Resolution, filed on February 5, 2019, wherein the Tenant sought to cancel a 1 Month Notice to End Tenancy for Cause issued on January 30, 2019 (the "Notice").

The hearing was scheduled for teleconference at 9:30 a.m. on March 18, 2019. The line remained open while the phone system was monitored for ten minutes and the only participant who called into the hearing during this time was the Landlord's representative L.L.

L.L. stated that on March 5, 2019 he spoke to the Tenant about the hearing and the Tenant confirmed his understanding that the hearing was on March 18, 2019.

The Tenant did not attend this hearing, although I left the teleconference hearing connection open until 9:43 a.m. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I also confirmed from the teleconference system that L.L. and I were the only ones who had called into this teleconference.

Analysis and Conclusion

Rules 7.1 and 7.3 of the *Residential Tenancy Branch Rules of Procedure* provide as follows:

Commencement of Hearing:

The hearing must commence at the scheduled time unless otherwise decided by the arbitrator.

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.

As the Applicant Tenant did not attend the hearing, and the Respondent Landlord appeared and was ready to proceed, I dismiss the Tenant's claim without leave to reapply. As such, **the tenancy shall end in accordance with the Notice.**

Section 55 of the *Residential Tenancy Act* provides in part as follows:

Order of possession for the landlord

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.

I have reviewed the Notice and confirm it complies with section 52 of the *Act*. Consequently, and as I have dismissed the Tenant's claim, **the Landlord is entitled to an Order of Possession effective two days after service.**

This Decision is final and binding on the parties, except as otherwise provided under the *Act*, and 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: March 18, 2019

Residential Tenancy Branch