



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL, MNDCT, OLC

Introduction

This hearing was convened as a result of the Tenant's Application for Dispute Resolution, made on June 6, 2019 (the "Application"). The Tenant applied for the following relief, pursuant to the *Residential Tenancy Act* (the "Act"):

- an order to cancel a Two Month Notice to End Tenancy for Landlord's Use of Property (the "Two Month Notice") dated May 24, 2019.
- a monetary order for money owed or compensation for damage or loss;
- an order that the Landlord comply with the Act, tenancy agreement or regulations

This matter was set for hearing by telephone conference call at 9:00 A.M. (Pacific Time) on July 26, 2019. Only the Landlord phoned in at the appointed date and time of the hearing and provided affirmed testimony. The line remained open while the phone system was monitored for ten minutes and no one called into the hearing for the Applicant during this time. Therefore, as the Tenant did not attend the hearing by 11:10 A.M., I dismiss the claims with leave to reapply. This is not an extension of any statutory deadline.

During the hearing, the Landlord stated that the tenancy had ended on July 1, 2019 and the Landlord now has vacant possession of the rental unit. As such, the Landlord is not seeking an order of possession based on the Two Month Notice dated May 24, 2019.

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 26, 2019

Residential Tenancy Branch