



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ATIRA PROPERTY MANAGEMENT
INC. and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OPC

Introduction

The landlord applies for an order of possession pursuant to a one month Notice to End Tenancy for cause attached to the tenant's door on March 1, 2019.

The respondent tenant did not attend the hearing within ten minutes after its scheduled start time at 11:00 a.m. on June 17, 2019. 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's representatives and this arbitrator were the only ones who had called into this teleconference during that period.

The landlord's representative Ms. M.R. shows that the tenant was served with the Notice of Dispute Resolution Hearing document by registered mail sent to the rental unit address on May 24, 2019 (Canada Post tracking number shown on cover page of this decision). Canada Post records show that the tenant received and signed for the mail on June 7, 2019. I find that the tenant has been duly served with the application.

Ms. M.R. testifies that she attached the Notice to End Tenancy on the tenant's door on March 1 and that the tenant has not applied to cancel the Notice and has not moved out. I find that by operation of s. 49 of the *Residential Tenancy Act*, the unchallenged Notice has caused this tenancy to end on April 30, 2019.

As the tenancy has ended, the tenant has no legal ground for continuing in possession of the rental unit and so the landlord will have an order of possession. Ms. M.R.

indicates the tenant has paid occupation rent for the month of June and so the order of possession will be effective June 30, 2019.

There is no claim for recovery of any filing fee.

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: June 17, 2019

Residential Tenancy Branch