



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNR, CNC, CNL-4M, LAT, LRE

### Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant to cancel a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, to cancel a One Month Notice to End Tenancy for Cause, to cancel a Two Month Notice to End Tenancy for Landlord's Use of Property, to cancel a Four Month Notice to End Tenancy for Demolition, Renovation, or Conversion to Another Use, to be allowed to change the locks, to suspend or set conditions on the landlord's right to enter the premises of Property, to be allowed to reduce rent for repairs, services or facilities agreed upon and for a compensation for monetary loss or other money owed.

Only the landlord appeared.

This matter was set for hearing by telephone conference call at 9:30 A.M. on this date. The line remained open while the phone system was monitored for ten minutes and the only participant who joined the hearing during this time was the Respondent. Therefore, as the Applicant did not attend the hearing by 9:40 A.M., and the Respondent appeared and was ready to proceed, I dismiss the tenant's application without leave to reapply.

The landlord stated that this is the second application that the tenant has filed for notices to end tenancy that were not issued. The landlord stated this is an abuse of process.

In this matter, the tenant made an application to cancel four different notices to end tenancy. None of the notices to end tenancy were submitted by the tenant as evidence in support of their application and no notices were actually issued.

I find it appropriate to making the following caution and order.

**The tenant is cautioned that making application that are frivolous, is an abuse of the process and the hearing time schedule for such application is wasted to those applications that have merit. I Order the tenant to cease making application that have no merit.**

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: October 01, 2019

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Residential Tenancy Branch