



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC FFT OLC PSF

Introduction

This hearing was scheduled to convene at 1:30 p.m. this date by way of conference call concerning an application made by the tenants seeking the following relief:

- an order cancelling a notice to end the tenancy for cause;
- an order that the landlords comply with the *Act*, regulation or tenancy agreement;
- an order that the landlords provide services or facilities required by the tenancy agreement or the law; and
- to recover the filing fee from the landlords for the cost of the application.

The landlords attended the hearing with 2 witnesses, however the line remained open while the telephone system was monitored for 10 minutes prior to any discussion respecting this matter, and no one for the tenants joined the call.

The landlords advised that their names are incorrect in the Tenant's Application for Dispute Resolution and is correct on the One Month Notice to End Tenancy for Cause, and I amended the style of cause accordingly. The frontal page of this Decision reflects that amendment.

Since no one for the tenants has joined the call, and the landlords have attended with witnesses, I dismiss the tenants' application in its entirety without leave to reapply.

The *Residential Tenancy Act* states that where I dismiss a tenant's application to cancel a notice to end a tenancy given by a landlord, I must grant an Order of Possession in favour of the landlord, so long as the notice given is in the approved form. In this case, the tenants have provided a copy of a One Month Notice to End Tenancy for Cause. It is dated September 26, 2019 and contains an effective date of vacancy of October 31, 2019. I find that it is in the approved form, and therefore, I grant an Order of

Possession in favour of the landlords. Since the effective date of vacancy has passed, I grant the Order of Possession effective on 2 days notice to the tenants.

Conclusion

For the reasons set out above, the tenants' application is hereby dismissed in its entirety without leave to reapply.

I hereby grant an Order of Possession in favour of the landlords effective on 2 days notice to the tenants.

This order is final and binding and may be enforced.

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: November 07, 2019

Residential Tenancy Branch