



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes ET, FFL

Introduction

This expedited hearing dealt with the landlord's application against the tenant under the *Residential Tenancy Act* (the Act) for:

- An order for early termination of a tenancy pursuant to section 56; and
- Authorization to recover the filing fee for this application pursuant to section 72.

Both parties were in attendance.

The landlord joined the hearing 08 minutes after it started and she could not communicate in English. The landlord was not able to understand my questions, nor provide any answers I could understand. I encouraged her to obtain assistance from an English language translator, but she was not able to find anybody to assist her during the hearing.

Rule of Procedure 7.4 requires the applicant to present their evidence to support their application. As the landlord could not communicate in English she was not capable of presenting the evidence to support her application.

As such, the application is dismissed.

Conclusion

The landlord may reapply to have this matter heard, but the landlord must ensure an English language interpreter attends the hearing with her pursuant to Rule of Procedure 6.7.

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: February 18, 2020

Residential Tenancy Branch