



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding North Arm Farm, Pemberton Valley  
Hardware and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNL

### Introduction

This telephone conference call hearing was convened as the result of the tenant's application for dispute resolution under the Residential Tenancy Act (Act). The tenant applied for an order cancelling the Two Month Notice to End Tenancy for Landlord's Use of Property (Notice) issued by the landlord.

The hearing began at 11:00 a.m. Pacific Time on Monday, March 16, 2020, as scheduled and the telephone system remained open and was monitored for 11 minutes. During this time, neither the applicant/tenant nor the respondent/landlord dialed into the telephone conference call hearing. I have confirmed that the conference codes were correct and that I was the only person on the teleconference line for the entire 11 minutes.

I find it worth noting that the landlord had submitted a request to cancel the hearing as they had withdrawn their Notice.

### Analysis and Conclusion

In the absence of the tenant to present their claim, pursuant to section 7.3 of the Residential Tenancy Branch Rules of Procedure (Rules), I dismiss the tenant's application, with leave to reapply.

Leave to reapply is not an extension of any applicable limitation period.

Given the above, I have not considered the merits of the tenant's application.

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: March 16, 2020

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Residential Tenancy Branch