



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Living Midtown 4 Development Limited
Partnership and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNL-4M

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the *Act*) for cancellation of the landlord's 4 Month Notice to End Tenancy for Demolition, Renovation or Conversion (the "4 Month Notice") pursuant to section 49.

This matter was set for hearing by telephone conference call at 9:30 am on this date. The line remained open while the phone system was monitored for ten minutes and the only participant who called into the hearing during this time were the agents for the corporate respondent.

Therefore, as the applicant did not attend the hearing by 9:40 am, and the respondent appeared and was ready to proceed, in accordance with Rules of Procedure 7.3, I dismiss the claim without leave to reapply.

Section 55 of the *Act* provides that:

If a tenant makes an application for dispute resolution to dispute a landlord's notice to end a tenancy, the director must grant to the landlord an order of possession of the rental unit if

- (a) the landlord's notice to end tenancy complies with section 52 [form and content of notice to end tenancy], and
- (b) the director, during the dispute resolution proceeding, dismisses the tenant's application or upholds the landlord's notice.

I have dismissed the tenant's application, and I find that the 4 Month Notice complies with the form and content requirements of section 52 as it is signed and dated by the landlord, provides the address of the rental unit, the effective date of the notice, and the grounds for the tenancy to end. I am satisfied with the documentary evidence submitted

by the landlord that they have all necessary permits and municipal authorization to perform the work contemplated. Therefore, I find that the landlord is entitled to an Order of Possession pursuant to section 55. While I issue an Order of Possession effective on the date of the 4 Month Notice, April 30, 2020, as the landlord acknowledged, they are obligated to follow whatever legislative restrictions may exist at that time regarding enforcement of the order.

Conclusion

The tenant's application is dismissed.

I grant an Order of Possession to the landlord effective **on April 30, 2020**. Should the tenant or anyone on the premises fail to comply with this Order, this Order may be filed and enforced as an Order of the Supreme Court of British Columbia.

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 24, 2020

Residential Tenancy Branch