



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, OLC, RR

Introduction

This hearing was scheduled to deal with a tenant's application to cancel 1 Month Notice to End Tenancy for Cause; orders for the landlord to comply with the Act, regulations or tenancy agreement; and, authorization to reduce rent payable.

The landlord appeared at the hearing and confirmed he was served with the tenant's proceeding package and that he was prepared to proceed.

I waited 10 minutes for the tenant to appear for the hearing and she did not. Accordingly, I dismissed the tenant's application without leave to reapply.

I have not provided the landlord an Order of Possession with this decision because the landlord has already regained possession of the rental unit. The landlord explained that he obtained an order of Possession in response to his Application for Dispute Resolution by Direct Request because the tenants did not pay rent when required for January 2020. The landlord stated the Writ of Possession was executed by the bailiff in early February 2020.

On another note, I noted that the tenancy agreement provided to me by the tenant had identified only one tenant, yet the tenant had indicated there were four co-tenants in filing her Application for Dispute Resolution. The landlord confirmed that only one individual signed the tenancy agreement and the other individuals named on this Application for Dispute Resolution were occupants, including minor children. Accordingly, I amended the Application for Dispute Resolution to reflect only the individual tenant who signed the tenancy agreement.

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 17, 2020

Residential Tenancy Branch