



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Cascadia Apartment Rentals LTD  
and [tenant name suppressed to protect privacy]

## **DECISION**

**Dispute Codes** For the tenant: CNC  
For the landlord: OPC, FF

### **Introduction, Preliminary and Procedural Matters-**

This hearing was convened as the result of the cross applications of the parties for dispute resolution seeking remedy under the Residential Tenancy Act (Act).

The tenant applied for an order cancelling the One Month Notice to End Tenancy for Cause (Notice) issued by the landlord.

The landlord applied for an order of possession of the rental unit pursuant to the Notice and for recovery of the filing fee paid for this application.

The hearing began at 9:30 a.m. Pacific Time on Thursday, April 2, 2020, as scheduled and the telephone system remained open and was monitored for 25 minutes. During this time, only the applicant/tenant and his assistant attended for the teleconference hearing. No one appeared for the landlord.

The tenant confirmed that he moved out of the rental unit a few days prior to the hearing, due to the pressure and misinformation given to him by the resident manager. The tenant submitted that the manager had talked inappropriately to his 10-year-old daughter about ending the tenancy instead of him, causing her extreme stress about being left homeless in 24 hours during the Covid-19 crisis.

### **Analysis and Conclusion-**

As the tenancy has ended by the tenant vacating the rental unit, I find his application is moot.

I therefore dismiss his application seeking cancellation of the Notice.

As to the landlord's application, Rule 7.3 of the Rules of Procedure provides as follows:

**Consequences of not attending the hearing.** If a party or their agent fails to attend the hearing, the arbitrator may conduct the dispute resolution hearing in the absence of that party, or dismiss the application, with or without leave to re-apply.

Accordingly, **in the absence of any evidence or submissions from the landlord, I order their application dismissed without liberty to reapply.**

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: April 2, 2020

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Residential Tenancy Branch