



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      **RP, CNR, LRE, LAT, AS, OLC, FFT**

### Introduction

This hearing dealt with an Application for Dispute Resolution by the tenants to have repairs made to the rental unit, to cancel a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, to suspend or set conditions on the landlord's right to enter the rental unit, to be allowed to sublet, to have the landlord comply with the Act, and to recover the cost of the filing fee.

The landlord appeared. The landlord stated that BO has listed themselves as a tenant in the application. The landlord stated BO is not a tenant under the tenancy agreement. The landlord stated that they received an Order of Possession on May 7, 2020 and the tenant vacated on or about May 9, 2020, leave considerable vandalism to the property.

I have reviewed the tenancy agreement filed in evidence. Bo is not listed on the signed tenancy agreement. I find BO is not a tenant and has no legal rights under the Act.

This matter was set for hearing by telephone conference call at 9:30 A.M 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 was the landlord. Therefore, as the tenant did not attend the hearing by 9:40 A.M, and the landlord appeared and was ready to proceed, I dismiss the tenant's application without leave to reapply.

As the tenant has vacated basis on a previously issued Order of Possession, I find it not necessary to issue the landlord an order of possession, based on unpaid rent.

### Conclusion

The tenant's application is dismissed without leave 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: May 26, 2020

---

Residential Tenancy Branch