



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, OLC

Introduction

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- cancellation of the landlord's 1 Month Notice to End Tenancy for Cause (the 1 Month Notice) pursuant to section 47;
- an order requiring the landlord to comply with the Act, regulation or tenancy agreement pursuant to section 62.

At the outset, the tenant's application was clarified. Both parties attended the hearing via conference call and provided testimony.

Extensive discussions over a 54 minute period with the assistance of the tenant's interpreter resulted in the tenant's application for cancellation of the 1 month notice dated April 27, 2020 as it does not comply with the Ministerial Order M195 which suspended the issuance of a 1 month notice between the period March 30, 2020 to June 23, 2020.

Further discussions with the tenant also clarified that the tenant's request for an order for the landlord to comply was without sufficient details provided. During the hearing the tenant requested that the landlord's agent respond to inquiries and requests in a timely manner. Both parties confirmed that on June 29, 2020 an expedited hearing took place in which the landlord sought an early end to the tenancy and an order of possession. The Landlord was granted an order of possession dated June 30, 2020 with an effective end of tenancy date within 2 days of the tenant being served with the order. As the tenant has failed to provide sufficient specifics on his request and the requests made during the hearing verbally were of a general nature, I dismiss the tenant's request for an order for the landlord to comply.

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: July 06, 2020

Residential Tenancy Branch