



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, FFT

This hearing was convened as a result of the tenant's Application for Dispute Resolution, made on August 4, 2020. The tenants applied for an order cancelling a One Month Notice to End Tenancy for Cause, dated July 24, 2020 (the "One Month Notice"), pursuant to section 47 of the *Residential Tenancy Act* (the "*Act*") and the recovery of the filing fee pursuant to section 72 of the *Act*.

This matter was set for hearing by telephone conference call at 9:30 A.M on September 14, 2020. The line remained open while the phone system was monitored for fifteen (15) minutes and the only participants who called into the hearing during this time was the landlord's agent and witness. Therefore, as the tenants chose not to participate in the hearing by 9:45 A.M, and the landlords' agent and witness appeared and were ready to proceed, I dismiss the claim without leave to reapply.

When a tenant's application to cancel a notice to end tenancy is dismissed and the notice complies with section 52 of the *Act*, **section 55 of the Act requires that I grant an order of possession to a landlord.** I have examined the One Month Notice and find it complies with section 52 of the *Act*. Therefore, I grant the landlord an order of possession, which will be effective two (2) days after service on the Tenant.

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: September 14, 2020

Residential Tenancy Branch