



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, RP, LRE

This hearing dealt with an application by the tenant pursuant to sections 47, 32 and 70 of the *Residential Tenancy Act*. The tenant applied for an order to set aside a notice to end tenancy for cause, to carry out repairs and to restrict the landlord's right to enter the rental unit.

This matter was set for a conference call hearing on this date at 09:30 am. Despite having made application for dispute resolution, as of 09:40 a.m. the applicant/tenant had not called into the conference call. The agent of respondent/landlord called in. Since the applicant did not attend the hearing, her application is dismissed.

While we waited for the tenant to join the conference call, the landlord's agent informed me that the notice to end tenancy was not issued in the correct names and therefore another notice to end tenancy has been served on the tenant. The tenant has disputed the second notice and a hearing is set for November 09, 2020. Even though the tenant did not attend the hearing and I have dismissed the tenant's application, based on the landlord's agent's testimony I find that this notice is not valid and therefore the landlord is not entitled to an order of possession, pursuant to this notice dated August 01, 2020.

The tenant's application is dismissed.

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: October 02, 2020

Residential Tenancy Branch