



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, OLC

Introduction

This hearing was scheduled to convene at 9:30 a.m. this date concerning an application made by the tenants seeking an order cancelling a notice to end the tenancy for cause and for an order that the landlords comply with the *Residential Tenancy Act*, regulation or tenancy agreement.

One of the landlords attended the hearing, prepared to respond to the tenants' application, and indicated at the commencement of the hearing that his surname is incorrectly spelled on the tenants' Application for Dispute Resolution, and I amended the spelling. The frontal page of this Decision reflects that amendment.

The line remained open while the telephone system was monitored for more than 10 minutes and no one for the tenants joined the call. Therefore, I dismiss the tenants' application in its entirety without leave to reapply.

The *Residential Tenancy Act* specifies that where I dismiss a tenant's application to cancel a notice to end the tenancy given by a landlord, I must grant an Order of Possession in favour of the landlord, so long as the notice given is in the approved form. In this case, the tenants have provided 2 pages of a 3-page One Month Notice to End Tenancy for Cause, and the landlords have not provided any copies. Therefore, I cannot be satisfied that the notice given is in the approved form, and I decline to grant an Order of Possession in favour of the landlords.

Conclusion

For the reasons set out above, the tenants' application is hereby dismissed in its entirety 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: December 04, 2020

Residential Tenancy Branch