



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes CNL-4M, AAT, OLC, FFT, CNR

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

- cancellation of the landlord's 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) pursuant to section 46;
- cancellation of the landlord's 4 Month Notice to End Tenancy for Four Month Notice to End Tenancy for Demolition, Renovation, or Conversion to Another Use (the 4 Month Notice) pursuant to section 49;
- an order requiring the landlord to comply with the *Act*, regulation or tenancy agreement pursuant to section 62;
- an order to allow access to or from the rental unit or site for the tenant or the tenant's guests pursuant to section 70; and
- authorization to recover his filing fee for this application from the landlord pursuant to section 72.

This matter was scheduled for a conference call on this date for 9:30 a.m. The landlord participated in the teleconference, the tenant did not. Neither party submitted copies of the notices to end the tenancy. The landlord was unsure of the date and context of the forms. The landlord testified that she didn't really want to address this matter through arbitration and was hoping to resolve it outside of this hearing.

The landlord testified that she last spoke to the tenant in December and hasn't been to the property since. The landlord advised that she will attempt to contact the tenant and resolve the matter. As there are no notices before me to consider and that the tenant did not call into the conference, I dismiss this application 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: February 08, 2021

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Residential Tenancy Branch