



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC

Introduction

On May 12, 2021 the Tenants submitted an Application for Dispute Resolution under the *Residential Tenancy Act* (“the Act”) asking to cancel a One Month Notice to End Tenancy dated May 10, 2021 (“the One Month Notice”).

The hearing was scheduled for 9:30 AM on September 21, 2021 as a teleconference hearing. The Landlord attended the hearing at the appointed date and time. No one appeared for the Tenants. The conference call line remained open and was monitored for 10 minutes before the call ended. I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. During the hearing, I also confirmed from the online teleconference system that Landlord and I were the only persons who had called into this teleconference.

Preliminary Matters

Rule 7.3 of the Rules of Procedure states that if a party does not attend the hearing, the hearing may proceed without that party or the application may be dismissed with or without leave to reapply. As no one attended the hearing for the Tenants, I dismiss the Tenants’ application without leave to reapply.

I note that Section 55 of the *Act* requires that when a Tenant submits an Application for Dispute Resolution seeking to cancel a notice to end tenancy issued by a Landlord I must consider if the Landlord is entitled to an order of possession if the Application is dismissed and the Landlord has issued a notice to end tenancy that is compliant with the *Act*.

At the start of the hearing, the Landlord stated that the Tenants vacated the rental unit at the end of June 2021. The Landlord stated that she does not require an order of

possession. As such, I do not need to consider if the Landlord is entitled to an Order of Possession based on the One Month Notice.

Conclusion

No one attended the hearing for the Applicants. As such, their Application is dismissed without leave to reapply. As the tenancy has ended, the Landlord does not require an Order of Possession.

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 21, 2021

Residential Tenancy Branch