



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC-MT

### Introduction, Preliminary and Procedural Matters-

This telephone conference call hearing was convened as the result of the tenants' application for dispute resolution seeking remedy under the Residential Tenancy Act (Act) for:

- an order cancelling the One Month Notice to End Tenancy for Cause (One Month Notice) issued by the landlord; and
- an order extending the time to file an application disputing the Notice issued by the landlord.

The hearing began as scheduled at 9:30 a.m., Pacific Time, on Monday, February 7, 2022, and the telephone system remained open and was monitored for 14 minutes. During this time, the applicants/tenants did not dial into the telephone conference call hearing; however, the landlord was present and ready to proceed with the hearing.

The landlord was affirmed and provided testimony.

During the hearing, the landlord confirmed they received the tenant's application for dispute resolution and also confirmed they require an order of possession due to the extremely dirty state of the rental unit and the unreasonable amount of occupants living in the rental unit.

While waiting for the tenants to appear, the landlord gave evidence in support of the landlord's Notice. The Notice, filed in evidence by the tenants, was dated August 29, 2021, with an effective move out date of September 30, 2021.

The landlord submitted they served the Notice to the tenant by hand delivery on August 30, 2021.

In their application, the tenant confirmed receiving the Notice on September 1, 2021.

### Analysis

Rules 7.3 and 7.4 of the Rules of Procedure provides as follows:

#### **7.3 Consequences of not attending the hearing**

If a party or their agent fails to attend the hearing, the arbitrator may conduct the dispute resolution hearing in the absence of that party, or dismiss the application, with or without leave to re-apply.

#### **7.4 Evidence must be presented**

Evidence must be presented by the party who submitted it, or by the party's agent.

If a party or their agent does not attend the hearing to present evidence, any written submissions supplied may or may not be considered.

Accordingly, in the absence of any evidence or submissions from the tenants, **I order the tenant's application dismissed, without leave to reapply.**

Upon review, I find the Notice was on the Residential Tenancy Branch (RTB) approved form and complies with the statutory requirements under section 52 the Act as to form and content.

Given the above, pursuant to section 55(1) of the Act, I must grant an order of possession of the rental unit to the landlord.

I therefore grant the landlord an order of possession of the rental unit effective and enforceable two (2) days after service on the tenants, as the effective move-out date has passed.

Should the tenants fail to vacate the rental unit pursuant to the terms of the order after being served, this order may be filed in the Supreme Court of British Columbia for enforcement as an order of that Court.

The tenants are **cautioned** that costs of such enforcement, **including bailiff fees**, are recoverable from the tenants.

### Conclusion

The tenants' application is dismissed **without leave to reapply**. The landlord has met the statutory requirements to end the tenancy and is granted an order of possession of the rental unit, effective two days after service on the tenants.

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*. Pursuant to section 77 of the Act, a decision or an order is final and binding, except as otherwise provided in the Act.

Dated: February 7, 2022

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Residential Tenancy Branch