



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding HILDON HOLDINGS LTD.  
and [tenant name suppressed to protect privacy]

## **DECISION**

### Dispute Codes:

CNR, ER, RP, OLC

### Introduction

This hearing was convened in response to the Tenant's Application for Dispute Resolution, in which the Tenant applied to cancel a Ten Day Notice to End Tenancy for Unpaid Rent or Utilities, dated January 03, 2022.

On March 04, 2022 the Tenant amended the Application for Dispute Resolution to include an application to cancel a Ten Day Notice to End Tenancy for Unpaid Rent or Utilities, dated March 04, 2022; for an Order requiring the Landlord to comply with the *Residential Tenancy Act (Act)* and/or the tenancy agreement; for authority to change the locks; and for an Order requiring the Landlord to make repairs and emergency repairs.

### Issue(s) to be Decided

Should either Ten Day Notice to End Tenancy for Unpaid Rent or Utilities be set aside?  
Is there a need for an Order requiring the Landlord to comply with the *Act* and/or the tenancy agreement and/or an Order requiring the Landlord to make repairs?  
Should the Tenant be granted authority to change the locks?

### Background and Evidence

The Tenant stated that the Dispute Resolution Package was not served to the Landlord.

As documents were not served to the Landlord, I cannot proceed with the hearing in the absence of the Landlord. The Application for Dispute Resolution is therefore dismissed, with leave to reapply.

This decision does not extend any deadlines established by the *Act*.

### Analysis

The Application for Dispute Resolution is dismissed with leave to reapply, as the Landlord was not notified of the proceedings.

### Conclusion

The Application for Dispute Resolution is dismissed, with 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: April 07, 2022

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Residential Tenancy Branch