



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, RP, LRE

This hearing was convened to address the Tenant's Application for Dispute Resolution made on February 28, 2022. The Tenant applied for the following relief, pursuant to the Residential Tenancy Act (the Act):

- an order cancelling a One Month Notice to End Tenancy for Cause dated February 18, 2022 (the One Month Notice);
- an order that the Landlord make repairs to the unit, site, or property; and
- an order suspending or setting conditions on the Landlord's right to enter the rental unit.

The Landlord attended the hearing and provided affirmed testimony. The hearing remained open until 9:42 a.m. but the Tenant did not attend. Accordingly, I order that the Tenant's application is dismissed without leave to reapply

Section 55(1) of the Act states that when a tenant's application to cancel a notice to end tenancy is dismissed and the notice to end tenancy complies with the form and content requirements of section 52 of the Act, the director must issue an order of possession in favour of the landlord.

On examination of the One Month Notice submitted into evidence, I find it complies with the form and content requirements of section 52 of the Act. It is signed and dated by the Landlord, gives the address of the rental unit, states the effective date, states the ground for ending the tenancy, and is in the approved form.

I also accept the Landlord's testimony that the Tenant did not pay the \$1,100.00 security deposit required under the tenancy agreement by January 17, 2022, or at all.

By operation of section 55(1) of the Act, the Landlord is granted an order of possession which will be effective two days after it is served on the Tenant. The order of possession may be filed in and enforced as an order of the Supreme Court of British Columbia.

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: May 12, 2022

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Residential Tenancy Branch