



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding MAXSAVE REAL ESTATE SERVICES LTD. and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      CNL, CNR-MT, OLC, RR, LRE, LAT

### Introduction

This hearing was scheduled to convene at 1:30 p.m. on July 19, 2022 by way of conference call concerning an application made by the tenant seeking the following relief:

- an order cancelling a notice to end the tenancy for landlord's use of property;
- an order cancelling a notice to end the tenancy for unpaid rent or utilities;
- more time than prescribed to dispute a notice to end the tenancy;
- an order that the landlord comply with the *Residential Tenancy Act*, regulation or tenancy agreement;
- an order reducing rent for repairs, services or facilities agreed upon but not provided;
- an order limiting or setting conditions on the landlord's right to enter the rental unit; and
- an order permitting the tenant to change the locks to the rental unit.

An agent for the landlord attended the hearing prepared to respond to the tenant's application, however the line remained open while the telephone system was monitored for in excess of 10 minutes and no one for the tenant joined the call.

The landlord's agent advised that the tenant was removed from the rental unit with the assistance of a Court Bailiff, and no longer resides in the rental unit.

Since the tenant has not joined the call, I dismiss the tenant's application in its entirety without leave to reapply.

Conclusion

For the reasons set out above, the tenant's application is hereby dismissed 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: July 19, 2022

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Residential Tenancy Branch