



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ONE WEST PROPERTIES CORP. and
[tenant name suppressed to protect privacy]

DECISION

Dispute Codes FFT, CNR, CNL-MT, OLC, RP, RR, PSF, CNQ-MT, ERP

Introduction

This hearing was scheduled to convene at 11:00 a.m. on September 13, 2022 by way of conference call concerning an amended application made by the tenant seeking the following relief:

- an order cancelling a notice to end the tenancy for unpaid rent or utilities;
- an order cancelling a notice to end the tenancy for landlord's use of property;
- 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 that the landlord make repairs to the rental unit or property;
- an order reducing rent for repairs, services or facilities agreed upon but not provided;
- an order that the landlord provide services or facilities required by the tenancy agreement or the law;
- an order cancelling a notice to end the tenancy because the tenant does not qualify for subsidized housing;
- more time than prescribed to dispute the notice to end the tenancy;
- an order that the landlord make emergency repairs for health or safety reasons; and
- to recover the filing fee from the landlord for the cost of the application.

The landlord was represented at the hearing by an agent, who gave affirmed testimony and called 1 witness who also gave affirmed testimony. However, the line remained open while the telephone system was monitored for 10 minutes prior to hearing any testimony, and no one for the tenant joined the call. Therefore, I dismiss the tenant's application in its entirety without leave to reapply.

During the course of the hearing, the landlord's agent indicated that the tenant has vacated the rental unit and has returned the keys. Therefore, an Order of Possession is not necessary; the landlord has possession.

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: September 13, 2022

Residential Tenancy Branch