



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Code CNC-MT, OLC, FFT

This hearing was convened as a result of the Tenants' Application for Dispute Resolution made on November 22, 2022. The Tenants 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 (the One Month Notice);
- an order granting an extension of time to dispute the One Month Notice;
- an order that the Landlord comply with the Act, Residential Tenancy Regulation, and/or the tenancy agreement; and
- an order granting recovery of the filing fee.

The Landlord attended the hearing and provided a solemn affirmation at the beginning of the hearing. The Tenants did not attend the hearing. As the Tenants did not attend the hearing, I order that the application is dismissed without leave to reapply.

When a tenant's application to cancel a notice to end tenancy is dismissed and the notice complies with section 52 of the Act, section 55(1) of the Act requires that I grant an order of possession to the landlord. Although a copy of the One Month Notice was not submitted into evidence, the Landlord confirmed that it was signed and dated on November 4, 2022, includes the address of the rental unit, states an effective date of December 31, 2022, indicates the grounds for ending the tenancy, and is in the approved form. Therefore, I find the One Month Notice complies with the form and content requirements of section 52 of the Act. Accordingly, by operation of section 55(1) of the Act, I find the Landlord is entitled to an order of possession, which will be effective two (2) days after it is served on the Tenants. 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: March 3, 2023

Residential Tenancy Branch