



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes **CNR, MNRT, MNDCT, RR, LRE, RPP, OLC, FFT**

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant filed under the *Residential Tenancy Act* (the “Act”) to cancel a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities, to be paid back the cost of emergency repairs, for compensation for monetary loss or other money owed, to reduce rent for repairs, services or facilities agreed upon but not provided, to suspend or set conditions on the landlord’s right to enter the rental unit, to have the landlord return personal property, to have the landlord comply with the Act, and to recover the cost of the filing fee.

Only the landlords appeared. The landlord stated that they were at a previous hearing, and they agreed that the tenancy would end on June 30, 2023, and they received an order of possession. The landlords indicated since then, the tenant’s bad behaviour has been escalating as they yell, harass and call people names using foul language including a child.

This matter was set for hearing by telephone conference call at 1:00 PM on this date, May 23, 2023. The line remained open while the phone system was monitored for ten minutes and the only participant who called into the hearing during this time was the Respondent. Therefore, as the Applicant did not attend the hearing by 1:10 P.M, and the Respondent appeared and was ready to proceed, I dismiss the tenant’s application without leave to reapply.

The tenant is cautioned that although they have an agreement to end the tenancy on June 30, 2023, if their behaviour continues there are other options to the landlord to end the tenancy earlier. I order the tenant to immediately cease any direct communication with the landlord or any other person on the premises. The tenant can communicate

with the landlord or their agent by text message or email and then only for the purposes related to the tenancy.

Conclusion

The tenant's application is dismissed.

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 24, 2023

Residential Tenancy Branch