



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing

A matter regarding ARAGON (E49TH) PROPERTIES
LTD and [tenant name suppressed to protect privacy]

DECISION

<u>Dispute Codes</u>	For the tenant:	CNR-MT
	For the landlord:	OPR, MNR, FF

Introduction, Preliminary and Procedural Matters-

This hearing was convened as a result of the cross applications for dispute resolution ("application") seeking remedy under the Residential Tenancy Act (Act). The tenant applied for an order cancelling the 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (Notice) issued by the landlord and an order extending the time to file an application disputing the Notice issued by the landlord.

The landlord applied for an order of possession of the rental unit pursuant to a 10 Day Notice to End Tenancy for Unpaid Rent or Utilities (Notice) served to the tenant, a monetary order for unpaid rent, and recovery of the filing fee.

The representative for the landlord (SP) attended the teleconference hearing. The tenant did not attend, although the hearing was left open for 10 minutes.

SP said that they had been in communication with the tenant the night before the hearing and as a result, the landlord did not want to enforce their Notice. SP requested to withdraw their two applications as the tenancy is continuing and the matters were resolved.

For this reason, the landlord's two applications stand as withdrawn. Therefore, I make no findings on the merits of the matter.

This decision does not extend any applicable time limits under the Act.

As the tenant failed to attend the hearing to present evidence, the tenant's application is dismissed, 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*. Pursuant to section 77(3) of the Act, a decision or an order is final and binding, except as otherwise provided in the Act.

Dated: June 01, 2023

Residential Tenancy Branch