



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Ministry of Housing

DECISION

Dispute Codes **CNL**

Introduction

This hearing was convened as a result of the Tenant's application for dispute resolution (Application) under the *Residential Tenancy Act* (Act) for:

- cancellation of a Two Month Notice to End Tenancy for Landlord's Use of Property, dated February 27, 2023, pursuant to section 49.

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This matter was set for hearing by telephone conference call at 11:00 am (Pacific Time) on June 22, 2023. The line remained open while the phone system was monitored for ten minutes and no participant called into the hearing during this time. I confirmed the correct call-in numbers and participant codes were provided in the Notice of Dispute Resolution Proceeding.

Rule 7.3 of the *Residential Tenancy Branch Rules of Procedure* states:

7.3 Consequences of not attending the hearing

If a party or their agent fails to attend the hearing, the arbitrator may conduct the dispute resolution hearing in the absence of that party, or dismiss the application with or without leave to reapply.

As neither the Landlord nor the Tenant attended the hearing by 11:10 am, and in the absence of any evidence or submissions, I order the Application dismissed with leave to reapply. I make no findings on the merits of the matter. The issuance of this decision does not extend any applicable deadlines under the Act.

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: June 23, 2023

Residential Tenancy Branch