

DECISION

Introduction

This hearing dealt with two applications pursuant to the *Residential Tenancy Act* (Act).

The Landlord's application for:

- an Order of Possession based on a One Month Notice to End Tenancy for Cause (One Month Notice) under sections 47 and 55 of the Act

And the Tenant's application for:

- cancellation of the Landlord's One Month Notice to End Tenancy for Cause (One Month Notice) and an extension of the time limit to dispute the One Month Notice under sections 47 and 66 of the Act

The Tenant attended the hearing on January 5, 2026, and was affirmed. The Tenant was given an opportunity to be heard, to present affirmed testimony and to make submissions.

The original hearing began on November 26, 2025, and an interim decision was issued on the same date, which should be read in conjunction with this decision.

Words utilizing the singular shall also include the plural and vice versa where the context requires.

Preliminary Matters

The Landlord did not attend the reconvened hearing, although I left the teleconference hearing connection open, in order to enable the Landlord to call into the hearing scheduled to start at 9:30 am. The hearing continued for the total duration of 29 minutes.

I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Dispute Resolution Proceeding. I used the teleconference system to confirm that the Tenant and I were the only ones who had called into the hearing.

Residential Tenancy Branch (RTB) Rules of Procedure, Rule 7 states:

7.1 Commencement of the dispute resolution hearing

The dispute resolution hearing will commence at the scheduled time unless otherwise set by the arbitrator.

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 re-apply.

Accordingly, in the absence of attendance at the reconvened hearing by the Landlord, the Landlord's application is dismissed in full without leave to reapply.

Next, I will address the Tenant's application for dispute resolution. The Tenant filed their application to dispute the One Month Notice issued by the Landlord. As I have dismissed the Landlord's application in full, I find the Tenant's application is moot. As such, I dismiss the Tenant's application in full, without leave to reapply.

Conclusion

The Landlord's application is dismissed without leave to reapply.

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 Act.

Dated: January 7, 2026

Residential Tenancy Branch