



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **Final Decision**

### **Dispute Codes:**

CNC, CNR, PSF, AAT

### **Introduction**

This matter was reconvened from a hearing held on September 11, 2013 that was subject to technical difficulties.

This Application for Dispute Resolution submitted by the tenant was seeking to cancel a One-Month Notice to End Tenancy for Cause dated July 25, 2013 and effective August 31, 2013. The tenant is also disputing a Ten Day Notice to End Tenancy for Unpaid Rent, dated August 2, 2013, and requesting orders to force the landlord to provide services and facilities required by law and an order to allow access to the tenant and their guests.

This application was set to be heard by conference call at 2:30 p.m. The notice of hearing issued to each party by the Residential Tenancy Branch, required each participant to join in the conference call at the time scheduled by making a phone call to the number provided and entering the participant code identified.

Only the respondent landlord called in to the conference call. The line was held open for 15 minutes, but the applicant failed to appear and the hearing ended at 1:15 p.m. without any testimony being given.

Based on the above, the tenant's application was dismissed without leave to reapply.

At the hearing, the landlord made a request for an order of possession. Under the provisions of section 55(1)(a), upon the request of a landlord, I must issue an order of possession when I have upheld a Notice to End Tenancy.

I hereby issue an Order of Possession in favour of the landlord effective two days after service. This Order is final and binding and must be served on the Applicant tenant. It may be enforced by an application to the Supreme Court if necessary.

**Conclusion**

The applicant tenant is not successful in the application and it was dismissed without leave to reapply because the applicant tenant did not appear. An Order of Possession is granted to the landlord at the landlord's request.

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: October 23, 2013

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Residential Tenancy Branch

