



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPC, OPB, MNR, FF

This is an application filed by the landlord for an order of possession as a result of a notice to end tenancy issued for cause and/or that the tenant breached an agreement with the landlord. The landlord also seeks a monetary order for unpaid rent and to recover the filing fee.

The landlord attended the hearing by conference call and gave testimony. The tenant did not attend or submit any documentary evidence. The landlord provided a copy of the 1 month notice to end tenancy dated August 1, 2014. The landlord stated that the tenant was served by Canada Post Registered Mail on October 14, 2014 and has provided a Customer Receipt Tracking Number as confirmation.

During the hearing the landlord expressed his frustration at being unable to understand the Arbitrator's questions. The Arbitrator was unable to understand the landlord as well. The landlord was requested to have an English speaking person assist to translate for him. The landlord stated that there were none available as he was sitting in the RTB Burnaby Office. The landlord's application was dismissed with leave to reapply as it became increasingly difficult to communicate with the landlord. After 15 minutes the landlord was notified that as the landlord could not provide sufficient evidence to proceed, the landlord's application was dismissed with leave to reapply. Leave to reapply is not an extension of any applicable limitation period. The landlord was advised that he could re-apply, but that he was cautioned to bring an interpreter to assist him in the future.

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: November 20, 2014

Residential Tenancy Branch

