



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, ERP, RP, PSF, RR

Introduction

This hearing addressed the tenant's application pursuant to the *Residential Tenancy Act* (the "Act") to:

- cancel a 1 Month Notice to End Tenancy for Cause ("1 Month Notice"), pursuant to section 47;
- order the landlord to make repairs to the unit and emergency repairs for health or safety reasons pursuant to section 33;
- order the landlord to provide services or facilities required by law, pursuant to section 65
- authorization for the tenant to reduce rent for repairs, services or facilities agreed upon but not provided, pursuant to section 65

The tenant did not participate in the conference call hearing, which lasted approximately 10 minutes. The landlord attended the hearing and was given a full opportunity to be heard, to present affirmed testimony, to make submissions and to call witnesses.

Because the tenant failed to attend the hearing and present his claim, I dismiss his claim without leave to reapply.

Analysis

Section 55 of the *Act* establishes that if a tenant makes an application for dispute resolution to dispute a landlord's notice to end tenancy, an order of possession must be granted to the landlord if, the notice to end tenancy complies in form and content and the tenant's application is dismissed or the landlord's notice is upheld. Section 52 of the *Act* provides that a notice to end tenancy from a landlord must be in writing and must be signed and dated by the landlord, give the address of the rental unit, state the effective date of the notice, state the grounds for ending the tenancy, and be in the approved form.

Based on the landlord's testimony and the 1 Month Notice before me, I find the 1 Month Notice complies in form and content. The effective date of June 12, 2016 on the 1 Month Notice is corrected to June 30, 2016. As the 1 Month Notice complies in form and content and as the tenant's application has been dismissed I find that the landlord is entitled to an order of possession effective June 30, 2016 at 1:00 p.m.

Conclusion

The tenant's entire application is dismissed without leave to reapply.

An order of possession is granted to the landlord effective June 30, 2016 at 1:00 p.m.

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, 2016

Residential Tenancy Branch