



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Ruan Fan International Group Inc.  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes MT, CNR, OPT, AAT, LAT, OLC, PSF, MNDC, RR, FF

### Introduction

This hearing was scheduled to convene at 2:30 p.m. this date by way of conference call concerning an application made by the tenant seeking multiple orders:

- authorizing the tenant more time than prescribed to dispute a notice to end the tenancy;
- cancelling a notice to end the tenancy for unpaid rent or utilities;
- an Order of Possession of the rental unit for the tenant;
- allowing access to or from the rental unit for the tenant or the tenant's guests;
- permitting the tenant to change the locks to the rental unit;
- that the landlord comply with the *Act*, regulation or tenancy agreement
- that the landlord provide services or facilities required by the tenancy agreement or law;
- a monetary order for money owed or compensation for damage or loss under the *Act*, regulation or tenancy agreement;
- reducing rent for repairs, services or facilities agreed upon but not provided; and
- to recover the filing fee from the landlord for the cost of the application.

The line remained open while the phone system was monitored for 15 minutes and no participants joined the call during that time. Therefore, I dismiss the tenant's application with leave to reapply.

The *Residential Tenancy Act* states that where I dismiss a tenant's application to cancel a notice to end a tenancy given by a landlord, I must grant an Order of Possession in favour of the landlord, so long as the notice given is in the approved form. In this case, no one has provided a copy of a notice to end the tenancy, and therefore, I decline to grant an Order of Possession in favour of the landlord.

### Conclusion

For the reasons set out above, the tenant's application is hereby dismissed with 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 *Residential Tenancy Act*.

Dated: January 25, 2017

---

Residential Tenancy Branch

