



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC, OP

Introduction

In the first application the tenant applies for a compliance order. It appears that he entered into a tenancy agreement that required him to vacate the rental unit June 30, 2019 so the landlord could move in, but he thinks the landlord or a close family member is not going to move in.

In the second application the landlord Mr. H.P. seeks an order of possession pursuant to the agreement.

The applicant tenant did not attend the hearing within ten minutes after its scheduled start time at 11:00 a.m. on August 20, 2019. The teleconference hearing connection remained open during that time in order to enable the parties to call into the teleconference hearing. The call-in numbers and participant codes provided in the Notice of Hearing were confirmed as correct. The teleconference system audio console confirmed that the respondent landlord Mr. H.P. and this arbitrator were the only ones who had called into this teleconference during that period.

As a result, the tenant's application is dismissed. As the landlord Mr. H.P. attended and was ready to proceed, the application is dismissed without leave to re-apply.

As the tenancy agreement ends June 30, 2019 and directs that the tenant must move out to allow the landlord or a close family member to move in. I grant the landlord an order of possession.

The landlords are entitled to recover the \$100.00 filing fee for their application and I authorize them to recover it from the security deposit they hold, in full satisfaction of the fee.

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: August 20, 2019

Residential Tenancy Branch