



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding The Cambie
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes CNR, CNC, OLC

Introduction

This hearing was scheduled, via teleconference call, to deal with two Applications filed by the tenant. In August 2020 the tenant filed to dispute a 10 Day Notice to End Tenancy for Unpaid Rent but the tenant provided page one of a 1 Month Notice to End Tenancy for Cause. The tenant filed a subsequent application seeking to dispute a 10 Day Notice to End Tenancy for Unpaid Rent received in September 2020.

The tenant did not appear at the hearing despite leaving the teleconference call open at least 15 minutes.

The landlord or landlord's agent appeared at the commencement of the hearing. The landlord confirmed the tenant continues to occupy the rental unit. The landlord stated she was not served with any paperwork by the tenant to put her on notice about this proceeding. Rather, she learned of the proceeding when she made enquires with the Residential Tenancy Branch and the staff person forwarded a copy of the Notices of Dispute Resolution Proceeding to the landlord.

The landlord's agent confirmed that the tenant had been served with a 1 Month Notice to End Tenancy for Cause and a 10 Day Notice to End Tenancy for Unpaid Rent. I noted that the tenant had provided only page one of the 1 Month Notice and it did not contain the landlord's signature. The landlord did not provide a copy of the 1 Month Notice.

I was not provided a copy of the 10 Day Notice by either party.

Since the tenant did not appear, I dismiss his Application for Dispute Resolution without leave to reapply.

I do not provide an Order of Possession to the landlord with this decision, as provided under section 55(1) of the Act, as I am unable to verify that the Notices to End Tenancy served to the tenant meet the form and content requirements of section 52 of the Act based on what is before me. However, if the landlord is of the position that a valid and enforceable Notice to End Tenancy has been served upon the tenant, the landlord is at liberty to make its own Application for Dispute Resolution to request an Order of Possession.

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 08, 2020

Residential Tenancy Branch