

DECISION

Dispute Codes DRI OPT AAT LAT RR FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the Tenant to obtain Orders to dispute an additional rent increase, obtain an Order of Possession, allow the Tenant access to or from the unit, authorize the Tenant to change the locks to the rental unit, allow the Tenant to reduce rent for repairs, services or facilities agreed upon but not provided, and to recover the cost of the filing fee from the Landlord for this application.

No one was in attendance for the Applicant Tenant however the Respondent Landlord appeared at the hearing.

Issue(s) to be Decided

Is the Tenant entitled to Orders for:

- a) to dispute an additional rent increase under section 43 of the *Residential Tenancy Act*; and
- b) to obtain an Order of Possession under section 54 of the Act; and
- c) to allow the Tenant access to or from the unit under section 30 of the Act; and
- d) authorize the Tenant to change the locks to the rental unit under section 70 of the Act; and
- e) to allow the Tenant to reduce rent for repairs, services or facilities agreed upon but not provided under section 65 of the Act.

Background and Evidence

There was no additional evidence or testimony provided in support of the Tenant's claim as no one attended on behalf of the Tenant.

Analysis

Section 61 of the *Residential Tenancy Act* states that upon accepting an application for dispute resolution, the director must set the matter down for a hearing and that the Director must determine if the hearing is to be oral or in writing. In this case, the hearing was scheduled for an oral teleconference hearing. In the absence of the applicant Tenant, the telephone line remained open while the phone system was monitored for ten minutes and no one on behalf of the Applicant Tenant called into the hearing during this time. Based on the aforementioned I find that the Tenant has failed to present the merits of his application and the application was dismissed.

Conclusion

I HEREBY DISMISS the Tenant's application, without 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: February 10, 2010.

Dispute Resolution Officer