



Dispute Resolution Services

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Residential Tenancy Branch
Ministry of Housing and Social Development

DECISION

Dispute Codes RPP

Introduction

This matter dealt with an application by the Tenant for an Order requiring the Landlords to return personal property. Section 26(3) of the Act states that,

“whether or not a Tenant pays rent in accordance with a tenancy agreement, a Landlord must not seize personal property or prevent or interfere with a Tenant’s access to his personal property unless the Tenant has abandoned the rental unit [as defined under s. 24 of the Regulations] and the Landlord complies with the Regulations.”

The oral hearing via teleconference started as scheduled at 9:00 a.m. however by 9:10 a.m. neither party had dialled into the conference call. As there has been no hearing into the merits of the Tenant’s application it is dismissed with leave to reapply.

Conclusion

The Tenant’s application is 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: November 04, 2010.

Dispute Resolution Officer