



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC LRE

Introduction

This hearing dealt with an Application for Dispute Resolution by the Tenant to obtain orders to have the Landlord comply with the Act, regulation or tenancy agreement and to suspend or set conditions on the landlord's right to enter the rental unit.

No one attended the teleconference hearing.

Issue(s) to be Decided

1. Has the Tenant proven the Landlord breached the *Residential Tenancy Act* (the Act), regulation or tenancy agreement?
2. If so, is the Tenant entitled to Orders pursuant to sections 62 and 70 of the Act?

Background and Evidence

There was no additional evidence or testimony provided as there was no one in attendance at the scheduled hearing.

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 and respondent Landlord, the telephone line remained open while the phone system was monitored for ten minutes and no one on behalf of the applicant Tenant or respondent Landlord called into the hearing during this time. Based on the aforementioned I find that the Tenant has not presented the merits of their application and the application is hereby dismissed with leave to reapply.

Conclusion

I HEREBY DISMISS the application, 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: March 06, 2012.

Residential Tenancy Branch