



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNR RP LRE FF

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant under the *Residential Tenancy Act* (the “Act”) to cancel a notice to end tenancy for unpaid rent, order the landlord to make repairs to the unit, site or property, suspend or set conditions on the landlord’s right to enter the rental unit; and to recover the filing fee.

No one was in attendance for either the tenants or the landlord.

Issue(s) to be Decided

- Should the notice to end tenancy be cancelled?
- Should the landlord be ordered to make repairs to the unit, site or property?
- Should the landlord’s right to enter the rental unit be suspended or conditions imposed?
- Are the tenants entitled to recover the filing fee?

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.

Rule 10.1 of the Rules of Procedure provides as follows:

10.1 Commencement of the dispute resolution proceeding

The dispute resolution proceeding must commence at the scheduled time unless otherwise decided by the Dispute Resolution Officer. The Dispute Resolution Officer may conduct the dispute resolution proceeding in the absence of a party and may make a decision or dismiss the application, with or without leave to reapply.

In the absence of the applicant tenants 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 tenants or respondent landlord called into the hearing during this time. Based on the aforementioned I find that the tenants have not presented the merits of their application and their application is hereby dismissed with leave to reapply.

Conclusion

I HEREBY DISMISS the tenants' application, with leave to reapply.

I do not grant the tenants the recovery of the filing fee.

I note this does not extend any applicable time limits under the *Act*.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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: June 28, 2012

Residential Tenancy Branch