



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      ERP RP RR

### Introduction

This hearing dealt with an Application for Dispute Resolution by the tenant under the *Residential Tenancy Act* (the “Act”) for an order directing the landlord to make emergency repairs for health or safety reasons and to make repairs to the unit, site or property, and authorization to permit the tenant to reduce rent for repairs, services or facilities agreed upon but not provided.

The tenant was provided with a copy of the Notice of a Dispute Resolution Hearing when she made her application. The tenant, however, did not attend the hearing set for today at 11:00 a.m. The phone line remained open for ten minutes and was monitored throughout this time. The only person to call into the hearing was an agent for the respondent landlord.

### Conclusion

Following the ten minute waiting period, the application of the tenant was **dismissed without leave to reapply**. This decision does not extend any applicable time limits under the *Act*.

For the benefit of both parties, I am including a copy of *A Guide for Landlords and Tenants in British Columbia* with my Decision.

This decision is final and binding on the parties, except as 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: October 31, 2012

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Residential Tenancy Branch