

DECISION

Dispute Codes OLC RP LRE RR

Introduction and Analysis

This telephone conference call hearing was convened as the result of the tenant's application for dispute resolution under the *Residential Tenancy Act* (the "*Act*") for an order directing the landlord to comply with the *Act*, regulation or tenancy agreement, to make repairs to the unit, site or property, to suspend or set conditions on the landlord's right to enter the rental unit, and to allow the tenant to reduce rent for repairs, services or facilities agreed upon but not provided.

The hearing began at 9:30 a.m. as scheduled and the telephone system remained open and was monitored for 10 minutes. During this time, neither the applicant tenant nor the respondent landlord dialed into the telephone conference call hearing.

Conclusion

In the absence of the tenant to present their claim, **I dismiss** the tenant's application, **with leave to reapply**.

I make no findings on the merits of the application. Leave to reapply is not an extension of any applicable limitation period.

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: January 09, 2013.