



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      ERP, RR, FF

### 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 requiring the landlord to make emergency repairs, for an order allowing a reduction in rent, and for recovery of the filing fee.

The hearing began at 1:00 p.m. on the scheduled date and the telephone system remained open and was monitored for 10 minutes. During this time, the applicant/tenant did not dial into the telephone conference call hearing; however the landlord appeared and was ready to proceed.

The landlord stated that the tenant has now vacated the rental unit without notice, as of May 1, 2013.

### Conclusion

In the absence of the tenant to present her claim, pursuant to section 10.1 of the Residential Tenancy Branch Rules of Procedure (Rules), I dismiss the tenant's application, without 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* and is being mailed to both the applicant and the respondent.

Dated: May 15, 2013

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Residential Tenancy Branch