



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Wildwood Ranches and SCH 40 Investments  
and [tenant name suppressed to protect privacy]

## **DECISION**

**Dispute Codes:** ERP; RP; PSF; RR

### **Introduction and Analysis**

This Hearing was scheduled to hear the Tenant's application for Orders that the Landlord make regular and emergency repairs to the rental unit and to provide services or facilities required by law; and for a reduction in rent.

This application was scheduled to be heard via teleconference on October 31, 2013, at 9:30 a.m. By 9:40 a.m., neither party had signed into the teleconference.

Rule 10.1 of the Residential Tenancy Branch Rules of Procedure provides as follows:

**Commencement of Hearing** The hearing must commence at the scheduled time unless otherwise decided by the arbitrator. The arbitrator may conduct the hearing in the absence of a party and may make a decision or dismiss the application, with or without leave to re-apply.

As neither party attended the conference, I dismiss the Tenant's application with leave to re-apply. This does not extend any existing time limits that may apply.

### **Conclusion**

The Tenant's application is dismissed **with leave to re-apply**. This does not extend any existing time limits that may apply.

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: November 06, 2013

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Residential Tenancy Branch

