



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes: ERP; FF; O; OLC; PSF; RP; RR

Introduction and Analysis

This Hearing was scheduled to hear the Tenant's application for compensation for damage or loss under the Act, regulation or tenancy agreement; a rent reduction; Orders that the Landlord provide emergency and regular repairs and services or facilities agreed upon; and to recover the cost of the filing fee from the Landlord.

This application was scheduled to be heard via teleconference on November 21, 2013, at 1:30 p.m. By 1:40 p.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 21, 2013

Residential Tenancy Branch

