



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding Whistler Rental Properties
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes:

RR; FF

Introduction and Analysis

This matter was convened on October 28, 2013 to consider the Tenants' application to cancel a Notice to End Tenancy for Unpaid Rent; for an Order that the Landlord make emergency repairs, for an Order that the Landlord provide services or facilities required by law; for an Order suspending or setting conditions on the Landlord's right to enter the rental unit; for a rent reduction; and to recover the cost of the filing fee from the Landlord. An Interim Decision was issued on October 28, 2013, which should be read in conjunction with this Decision.

On October 28, 2013, most of the Tenants' application was dismissed, with the exception of the Tenants' application for a rent reduction and recovery of the filing fee. The matter was adjourned to December 13, 2013, to hear the remainder of the Tenants' application and to allow the Landlord to provide rebuttal evidence and to file a cross application.

This matter was adjourned to be heard via teleconference on December 13, 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 Tenants' application with leave to re-apply. This does not extend any existing time limits that may apply.

Conclusion

The Tenants' 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: December 13, 2013

Residential Tenancy Branch

