



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Royal Providence Management Inc.  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes MT, CNR

### Introduction

Pursuant to section 58 of the *Residential Tenancy Act*. (the *Act*), I was designated to hear this matter. This hearing dealt with the tenant's application for:

- more time to make an application to cancel the landlord's 10 Day Notice to End Tenancy for Unpaid Rent (the 10 Day Notice) pursuant to section 66; and
- cancellation of the landlord's 10 Day Notice pursuant to section 46.

While the Respondents attended the hearing by way of conference call, the Applicant did not, although I waited until 9:42 a.m. in order to enable the Applicant to connect with this teleconference hearing scheduled for 9:30 a.m. The Respondents testified that the tenant abandoned the rental unit during the first week of June and the landlord now has possession of the rental unit.

Rule 10.1 of the Rules of Procedure provides as follows:

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

**In the absence of the applicant's participation in this hearing, I order the application dismissed without liberty 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*.

Dated: June 25, 2014

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Residential Tenancy Branch

