



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes O, FF

Introduction

This hearing was set for a telephone conference call at 11:00 am in response to an Application for Dispute Resolution (the “Application”) made by the Tenants for ‘Other’ issues associated with an ‘illegal’ eviction notice and to recover the filing fee.

The line remained open while the phone system was monitored for 26 minutes and the only participants who called into the hearing were the Respondents (the “Landlords”). The Landlords explained that the Tenants had vacated the rental suite.

Analysis & Conclusion

Rule 10.1 of the Dispute Resolution Proceedings Rules of Procedure states that 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 the Tenants did not appear by 11:26 a.m., and the Landlords appeared and were ready to proceed, I dismiss the Tenant’s Application **without** leave to reapply. This file is now closed.

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: July 03, 2014

Residential Tenancy Branch

