



Dispute Resolution Services

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding BEST PRO GARDENING SERVICES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, OLC, RR

Introduction

This matter was set for hearing by telephone conference call at 1:30 pm, in response to an Application for Dispute Resolution (the “Application”) made by the Tenant for the cost of emergency repairs, for the Landlord to comply with the *Residential Tenancy Act* (the “Act”), and allow the Tenant to reduce rent for services or facilities not provided.

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 neither party called into the conference call by 1:40 pm, I find that the Tenant has not presented the merits of this Application which is hereby **dismissed with leave to reapply**. However, this does not extend any applicable time limits under the Act and I have made no findings of fact or law with respect to the merits of this Application.

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 28, 2014

Residential Tenancy Branch