



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding SCOTT & JAS RENTALS LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC, FF

Introduction

This matter was set for hearing by telephone conference call at 9:00 a.m., in response to an Application for Dispute Resolution (the "Application") made by the Tenant for the Landlord to comply with the *Residential Tenancy Act* and to recover the filing fee. The line remained open while the phone system was monitored for ten minutes and the only participant who called into the hearing during this time was the Landlord. The Landlord explained that the dispute had been resolved with the Tenant by mutual agreement.

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 Tenant did not appear and the Respondent appeared and was ready to proceed, I dismiss the Tenants' Application **without** leave to reapply and 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: September 25, 2014

Residential Tenancy Branch

