



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding Coldwell Banker Tri Tell Property Management  
and [tenant name suppressed to protect privacy]

## **DECISION**

### Dispute Codes:

OLC, RPP, LRE, AAT, LAT, AS

### Introduction

This hearing was scheduled in response to the Tenant's Application for Dispute Resolution, in which the Tenant applied for an Order requiring the Landlord to comply with the *Residential Tenancy Act* (*Act*) or the tenancy agreement; for an Order requiring the Landlord to return personal property to the Tenant; for an Order requiring the Landlord to provide the Tenant with access to the unit; for an Order suspending the Landlord's right to enter the rental unit; for authority to assign or sublet the unit; and for authority to change the locks to the rental unit .

### Issue(s) to be Decided

Is there a need to issue an Order requiring the Landlord to return personal property, to provide the Tenant with access to the unit, or to comply with the *Act*/tenancy agreement?

Should the Tenant be granted authority to change the locks or assign/sublet the unit?

Should the Landlord's right to enter the unit be suspended or restricted?

### Background and Evidence

There was no testimony provided as there was no one in attendance at the scheduled hearing.

### Analysis

Section 61 of the *Act* stipulates that upon accepting an application for dispute resolution, the director must set the matter down for a hearing and that the director must determine if the hearing is to be oral or in writing. In this case, the hearing was scheduled for a teleconference hearing.

Rule 10.1 of the Rules of Procedure stipulates 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.

This hearing was scheduled to commence at 9:00 a.m. on January 19, 2015. I dialed into the teleconference at 9:02 a.m. and monitored the teleconference until 9:13 a.m. Neither the Applicant nor the Respondent dialed into the teleconference during this time.

I find that the Application for Dispute Resolution has been abandoned.

### Conclusion

I dismiss the Application with leave to reapply, as I have not made any findings of fact or law with respect to the 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: January 20, 2015

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Residential Tenancy Branch

