



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      CNC, MNDC, RP, LRE, OPT, LAT, AS, RR, FF

### Introduction

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

- cancellation of the landlord's 1 Month Notice to End Tenancy for Cause (the 1 Month Notice), pursuant to section 47;
- a monetary order for compensation for damage or loss under the *Act*, regulation or tenancy agreement, pursuant to section 67;
- authorization to change the locks to the rental unit, pursuant to section 70;
- an order to suspend or set conditions on the landlord's right to enter the rental unit, pursuant to section 70;
- an Order of Possession of the rental unit, pursuant to section 54;
- an order for the landlord to make repairs to the rental unit, site or property, pursuant to section 33;
- an order to allow the tenants to reduce rent for repairs, services or facilities agreed upon but not provided, pursuant to section 65;
- an order allowing the tenants to assign or sublet because the landlord's permission has been unreasonably withheld, pursuant to section 65; and
- authorization to recover the filing fee for this application from the landlord, pursuant to section 72.

While the landlord's agent, TD ("landlord") attended the hearing by way of conference call, the tenants did not, although I waited until 11:16 a.m. in order to enable the tenants to connect with this teleconference hearing scheduled for 11:00 a.m.

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 tenants' participation in this hearing, I order the tenants' entire 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: February 04, 2015

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Residential Tenancy Branch

