



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

CNR, MNR, ERP, OPT, and FF

Introduction

This hearing was scheduled in response to the Tenant's Application for Dispute Resolution, in which the Tenant has applied:

- to set aside a Notice to End Tenancy for Unpaid Rent
- for a monetary Order for the cost of emergency repairs
- for an Order requiring the Landlord to make emergency repairs
- for an Order of Possession for the rental unit
- to recover the fee for filing this Application for Dispute Resolution.

Issue(s) to be Decided

Should a Notice to End Tenancy for Unpaid Rent be set aside?

Is there a need to grant the Tenant an Order of Possession?

Is the Tenant entitled to recover money he paid for emergency repairs?

Is there a need for emergency repairs?

Background and Evidence

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

Analysis

Section 61 of the *Residential Tenancy Act (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 10:30 a.m. on February 23, 2015. I dialed into the teleconference at 10:31 a.m. and monitored the teleconference until 10:42 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: February 24, 2015

Residential Tenancy Branch

