



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      O

### Introduction

This hearing dealt with an Application for Dispute Resolution filed by the Tenant on January 30, 2015, for other reasons that were described in the Details of the Dispute as being a request for compensation for loss of quiet enjoyment.

The hearing was conducted via teleconference and no one was in attendance for either the Tenant or the Landlords.

### Issue(s) to be Decided

Should this application be dismissed with or without leave to reapply?

### Background and Evidence

Section 61 of the *Residential Tenancy Act* states 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 an oral teleconference hearing.

Rule 10.1 of the Rules of Procedure provides as follows:

**10.1 Commencement of the hearing** 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.

In the absence of the applicant Tenant and respondent Landlords, the telephone line remained open while the phone system was monitored for ten minutes and no one on behalf of either party called into the hearing during this time. Based on the aforementioned the parties have not presented their position and the application is hereby dismissed with leave to reapply.

Conclusion

**I HEREBY DISMISS** the Tenant's application with leave to reapply.

This dismissal does not extend any applicable time limits set out under the Act.

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: March 04, 2015

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Residential Tenancy Branch

