



## Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

### **DECISION**

Dispute Codes      OPT, LRE, AAT, LAT

Pursuant to section 58 of the *Residential Tenancy Act* (the Act) I was designated to hear this matter. The tenants' application sought an order of possession in their favour, an order to suspend or set conditions on the landlord's right to enter the rental unit pursuant to section 70, an order authorizing the tenants to change the locks to the rental unit, and an order to allow access to or from the rental unit or site for the tenants or the tenants' guests pursuant to section 70.

Despite waiting fifteen minutes, neither party called into this hearing at the appointed time. I also confirmed that neither party had contacted the hearing number.

Rule 10.1 of the *Rules of Procedure* provides as follows:

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.

Accordingly, in the absence of any evidence or submissions I dismiss this application with leave to reapply. I make no findings on the merits of the matter. Leave to reapply is not an extension of any applicable limitation period.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under subsection 9.1(1) of the Act.

Dated: May 11, 2015

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Residential Tenancy Branch