



## Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

### **DECISION**

Dispute Codes            OLC, PSF, RR, O, FF

#### Introduction

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

- an order requiring the landlord to comply with the Act, regulation or tenancy agreement, pursuant to section 62;
- an order to the landlord to provide services or facilities required by law, pursuant to section 65;
- an order to allow the tenants to reduce rent for repairs, services or facilities agreed upon but not provided, pursuant to section 65;
- other unspecified remedies;
- authorization to recover the filing fee from the landlord, pursuant to section 72.

While the respondent landlord attended the hearing by way of conference call, the applicant tenants did not, although I waited until 11:15 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: May 11, 2015

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Residential Tenancy Branch

