



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes MNDC, FF

Introduction

The Applicant Tenant has claimed for a monetary order in the amount of \$24,428.00 against the Landlord, arising from allegations involving: a car and the removal of a tarp; the towing of a second vehicle; a matter that previously was before an Arbitrator at the Branch involving subletting a manufactured home to his brother; an alleged loss on the sale of a manufactured home; and the filing fee for the Application.

This matter was set for hearing by telephone conference call at 11:00 a.m. on this date. The line remained open while the phone system was monitored for ten minutes. The Applicant Tenant did not attend the hearing and the only participant who called into the hearing during this time was a lawyer representing the Respondent Landlord.

Analysis and Conclusion

Rule 10.1 of the Residential Tenancy Branch Rules of Procedure provides as follows:

Commencement of 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.

As the Applicant Tenant did not attend the hearing by 11:10 am, and the Respondent Landlord appeared and was ready to proceed, I dismiss the Applicant Tenant's claims without leave to reapply.

This decision is final and binding on the parties, except as otherwise provided under the Act, and 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: June 01, 2015

Residential Tenancy Branch

