



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OLC, PSF, RR, O

Introduction

This matter was set for hearing by telephone conference call at 9:00 a.m., in response to an Application for Dispute Resolution (the “Application”) made by the Tenant for: the Landlord to comply with the *Residential Tenancy Act*, regulation or tenancy agreement; to provide services or facilities required by law; a reduction in rent for services not provided; and for ‘Other’ undisclosed issues. The line remained open while the phone system was monitored for ten minutes and the only participant who called into the hearing during this time was legal counsel for the Landlord. Legal counsel explained that the matters on the Tenant’s Application were in the process of being resolved.

Analysis & Conclusion

Rule 10.1 of the Dispute Resolution Proceedings Rules of Procedure states 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. As the Tenant did not appear and the Respondent’s agent appeared and was ready to proceed, I dismiss the Tenant’s Application **without** leave 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: July 30, 2015

Residential Tenancy Branch

