



Dispute Resolution Services

Page: 1

Residential Tenancy Branch Office of Housing and Construction Standards

A matter regarding Belford (Silver) Properties Ltd. Partnership and Gateway Property Management Corp.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes

RP, ERP, OLC, RR, MNDC

Introduction

This telephone conference call hearing was convened as the result of the tenant's application for dispute resolution under the Residential Tenancy Act ("Act"). The tenant applied for an order requiring the landlord to make repairs and emergency repairs to the rental unit, an order requiring the landlord to comply with the Act, regulations, or tenancy agreement, for an order allowing a reduction in rent, and a monetary order for money owed or compensation for damage or loss.

The hearing began at the scheduled and the telephone system remained open and was monitored for 11 minutes. During this time, the applicant/tenant did not dial into the telephone conference call hearing; however the landlord's agent was present and ready to proceed with the hearing. During the hearing, the landlord's agent disclosed that the tenant had vacated the rental unit, without notice and without providing a written forwarding address.

Analysis and Conclusion

In the absence of the tenant to present their claim, pursuant to section 10.1 of the Dispute Resolution Rules of Procedure (Rules), I dismiss the tenant's application, without leave to reapply as the landlord's agent attended the hearing, ready to proceed.

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: September 18, 2015

Residential Tenancy Branch

