



## Dispute Resolution Services

Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding LASLOW IDEAL PROPERTIES  
and [tenant name suppressed to protect privacy]

### **DECISION**

Dispute Codes MNR, MNSD, OLC, RP, RR, ERP, FF

#### Introduction

This hearing dealt with an application by the tenant with respect to the above noted tenancy and pursuant to the *Residential Tenancy Act* ("the *Act*") for a monetary order for emergency repairs and orders as follows; return of the security deposit; require the landlord to comply with the *Act*; require the landlord to make repairs to the rental unit; authorize a rent reduction for repairs; and authorization to recover the filing fee for this application from the landlord.

Pursuant to the *Act*, and amendments thereto I was designated to hear this matter under section 58. Neither party attended at the appointed time set for the hearing.

Rule 10.1 of the Rules of Procedure regarding the commencement of a hearing provides as follows:

The hearing must commence at the scheduled time unless otherwise decided by the dispute resolution officer. The dispute resolution officer 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 order the application dismissed with liberty to reapply.** I make no findings on the merits of the matter. Liberty 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 Section 9.1(1) of the *Residential Tenancy Act*.

Dated: September 02, 2015

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Residential Tenancy Branch