



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding CASTLE MANAGMENT LTD  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      OLC, RP, RR, FF

### Introduction

This matter was set for hearing by telephone conference call at 11:00 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*, for the Landlord to make repairs to the rental unit, for the Landlord to reduce rent, and to recover the filing fee. 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 an agent for the Landlord. The Landlord's agent explained that the tenancy had ended and the Tenant's Application had been settled with the Tenant through the Tenant's security deposit.

### 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 appeared and was ready to proceed, I dismiss the Tenant's Application **without** leave to reapply and this file is now closed.

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: October 08, 2015

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Residential Tenancy Branch

