



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes LAT, FF

Introduction

Pursuant to section 58 of the *Residential Tenancy Act* ("the Act"), I was designated to hear this matter. This hearing dealt with the tenant's application authorization to change the locks to the rental unit pursuant to section 70 and authorization to recover the filing fee for this application from the landlords pursuant to section 72.

The tenant did not attend although the 9:30 am teleconference continued until 9:44 am. The landlords were present. With respect to the tenants' failure to attend this hearing, Rule 10.1 of the Rules of Procedure provides as follows:

The dispute resolution proceeding must commence at the scheduled time unless otherwise decided by the Arbitrator. The Arbitrator may conduct the dispute resolution proceeding in the absence of a party and may make a decision or dismiss the application, with or without leave to re-apply.

In the absence of the tenants' participation in this hearing to support their application and given the sworn evidence provided by the landlord, **I order the tenants' application dismissed without liberty to reapply.**

Conclusion

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: December 22, 2015

Residential Tenancy Branch

