



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNL, RR

Introduction

This hearing dealt with an Application for Dispute Resolution by the tenants filed under the Residential Tenancy Act, (the "Act"), to cancel a 2 Month Notice to End Tenancy for Landlord's Use of Property, issued on October 30, 2015 and to allow a tenant to reduce rent for repairs.

At the outset of the hearing the Telus Web Conferencing System, showed both parties had dialed into the conference hearing. However, due to technical issue with the system the parties were unable able to hear each other. All parties exited the conference call.

After several attempts the Arbitrator and the landlord successfully entered the conference hearing without any further technical issues. The line remained open while the phone system was monitored for 30 minutes. The applicant tenants did not rejoin the conference hearing.

The landlord indicated that the tenants vacated the rental property on November 30, 2015.

As the applicants did not attend the hearing by 10:00am, I dismiss the claim without leave to reapply. While in normal circumstance when technical difficulties occur leave would be granted to reapply, however, as the tenants have vacated the rental unit, I find there is no future rent to reduce or a notice to end tenancy to cancel as the tenancy has ended.

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: January 05, 2016

Residential Tenancy Branch

