



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

CNC, MNDC, MNSD, LAT, LRE, ERP, RP, O, OLC, PSF, RR, FF

Introduction

This hearing was scheduled in response to the Tenants' Application for Dispute Resolution, in which the Tenant applied:

- to cancel a Notice to End Tenancy;
- for a monetary Order for money owed or compensation for damage or loss;
- to recover the security deposit;
- for an Order requiring the Landlord to make repairs to the rental unit;
- for an Order requiring the Landlord to comply with the tenancy agreement and/or the *Residential Tenancy Act (Act)*;
- for an Order suspending or setting conditions on the Landlord's right to enter the rental unit;
- for an Order requiring the Landlord's to provide services or facilities;
- for authority to change the locks to the rental unit; and
- to recover the fee for filing this Application for Dispute Resolution.

Issue(s) to be Decided

Should a One Month Notice to End Tenancy for Cause be set aside?

Is the Tenant entitled to a monetary Order?

Should the security deposit be returned to the Tenant?

Is there a need to issue any Orders regarding this tenancy?

Should the Tenant be granted authority to change the locks to the rental unit?

Background and Evidence

Section 61 of the *Residential Tenancy Act (Act)* states that upon accepting an application for dispute resolution, the director must set the matter down for a hearing and that the director must determine if the hearing is to be oral or in writing. In this case, the hearing was scheduled for a teleconference hearing.

Rule 10.1 of the Rules of Procedure stipulates 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.

This hearing was scheduled to commence at 9:00 a.m. on July 07, 2016. I dialed into the teleconference at 9:00 a.m. and monitored the teleconference until 9:11 a.m. Neither the Applicant nor the Respondent dialed into the teleconference during this time.

Analysis

I find that the Application for Dispute Resolution has been abandoned.

Conclusion

I dismiss the Application with leave to reapply, as I have not made any findings of fact or law with respect to the application.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Act*.

Dated: July 08, 2016

Residential Tenancy Branch