



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding ASSOCIATED PROPERTY MANAGEMENT (2001) LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes O

This hearing dealt with the tenants' application pursuant to the *Residential Tenancy Act* ("the *Act*") for an "other" remedy under the Act. Their application described a scenario requiring dispute resolution where the owner is requiring use of the property for a period of one week.

The tenants/applicants did not attend this hearing, although I waited until 11: am in order to enable the tenants to connect with this teleconference hearing scheduled for 11:00 am. The landlord's representative attended the hearing and was given an opportunity to be heard and make submissions. With respect to the tenants/applicants' 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 applicants' participation in this hearing to support their application and given the sworn evidence provided by the landlord, **I order the applicants' application dismissed without liberty to reapply.**

Conclusion

I dismiss the applicants' 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: August 26, 2016

Residential Tenancy Branch

