



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding HOLLYBURN PROPERTIES
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes RP LRE FF

Introduction and Analysis

This telephone conference call hearing was convened as the result of the tenant's application for dispute resolution under the *Residential Tenancy Act* (the "*Act*") for an order to suspend or set conditions on the landlord's right to enter the rental unit, for an order directing the landlord to make regular repairs to the unit, site or property, and for the recovery of the cost of the filing fee.

The hearing began promptly at 11:00 a.m. Pacific Time on Wednesday, August 31, 2016 as scheduled and the telephone system remained open and was monitored for 11 minutes. During this time, neither the applicant tenant nor the respondent landlord dialed into the telephone conference call hearing.

Conclusion

In the absence of the tenant to present their claim, and given that the respondent landlord did not attend the hearing, **I dismiss** the tenant's application, **with leave to reapply**. I make no findings on the merits of the application. Leave to reapply is not an extension of any applicable limitation period under the *Act*.

This decision is final and binding on the parties, unless otherwise provided under the *Act*, and 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: September 1, 2016

Residential Tenancy Branch