



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, MT

Introduction

This matter was set for hearing by telephone conference call at 9:00 a.m., in response to an Application for Dispute Resolution (the “Application”) made by the Tenants to cancel a notice to end tenancy for cause. The line remained open while the phone system was monitored for 10 minutes and the only participant who called into the hearing was the Respondent Landlord. The Landlord explained the Tenants had vacated the rental unit.

Analysis & Conclusion

Rule 10.1 of the Dispute Resolution Proceedings Rules of Procedure states 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.

As the Applicants did not appear for the scheduled hearing and have now vacated the rental unit, there are no legal findings for me to make on the Tenants’ Application. Therefore, I dismiss the Tenants’ 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 15, 2016

Residential Tenancy Branch

