



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding ORCHARD VALLEY SENIOR HOUSING  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      CNC, FF

### Introduction

This hearing was set for a telephone conference call at 11:00 a.m., in response to an Application for Dispute Resolution (the “Application”) made by the Tenant to cancel a notice to end tenancy for cause, and to recover the filing fee. The telephone line remained open while the phone system was monitored for ten minutes and no participant called into the hearing during this time. However, I did not from the written evidence that the parties may have resolved the matter between them.

### Analysis & Conclusion

Rule 7.3 of the Residential Tenancy Branch Rules of Procedure states if a party or their agent fails to attend the hearing, the Arbitrator may conduct the dispute resolution hearing in the absence of that party, or dismiss the Application, with or without leave to re-apply. As neither party called into the conference call by 11:10 a.m., I find the Tenant has not presented the merits of this Application which is hereby **dismissed with leave to reapply**. However, this does not extend any applicable time limits under the *Residential Tenancy Act* and I have made no findings of fact or law on the merits of this Application. This file is now closed.

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: April 07, 2017

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Residential Tenancy Branch