



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding SUTTON ADVANTAGE PROPERTY MGMT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes MNR, MNDC, FF

Introduction

This matter was set for hearing by telephone conference call at 2:30 p.m., in response to an Application for Dispute Resolution (the “Application”) made by the Landlord for a Monetary Order for unpaid rent. I allowed the line to remain open while the phone system was monitored for ten minutes and the only participant who called into the hearing during this time was the Respondent Tenant. The Tenant provided her new address as she had moved within the last two weeks of this hearing. This address was amended on the Tenant’s Application with her consent.

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 the Landlord did not appear and the Tenant appeared and was ready to proceed, I dismiss the Landlord’s Application **without** leave to reapply. 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 *Residential Tenancy Act*.

Dated: May 23, 2017

Residential Tenancy Branch