



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes:

CNR, CNL, RR, AS, LAT

Introduction

This hearing was convened in response to the Tenant's Application for Dispute Resolution, in which the Tenant applied to set aside a Notice to End Tenancy for Unpaid Rent; to set aside a Two Month Notice to End Tenancy for Landlord's Use of Property; for an Order requiring the Landlord to provide access to the rental unit; for authority to assign or sublet the rental unit; and for a rent reduction.

Issue(s) to be Decided

Should either Notice to End Tenancy be set aside?

Is there a need to issue an Order requiring the Landlord to provide access to the rental unit?

Should the Tenant be granted authority to assign or sublet the rental unit?

Is the Tenant entitled to a rent reduction?

Background and Evidence

Section 61 of the *Residential Tenancy Act (Act)* states that upon accepting an application for dispute resolution, the director must set the matter down for a hearing and that the director must determine if the hearing is to be oral or in writing. In this case, the hearing was scheduled for a teleconference hearing.

Rule 10.1 of the Rules of Procedure stipulates 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.

This hearing was scheduled to commence at 9:00 a.m. on May 01, 2017, I dialed into the teleconference at 9:00 a.m. and monitored the teleconference until 9:11 a.m. Neither the Applicant nor the Respondent dialed into the teleconference during this time.

Analysis

I find that the Application for Dispute Resolution has been abandoned.

Conclusion

I dismiss the Application with leave to reapply, as I have not made any findings of fact or law with respect to the application.

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: May 02, 2017

Residential Tenancy Branch