



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding IMH 415 & 435 MICHIGAN APARTMENTS LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes ERP RP PSF RR FF

This hearing dealt with the tenant's application pursuant to the *Residential Tenancy Act* (the "Act") for:

- an order to the landlord to make repairs to the rental unit pursuant to section 33;
- an order to allow the tenant to reduce rent for repairs, services or facilities agreed upon but not provided, pursuant to section 65;
- an order to the landlord to provide services or facilities required by law pursuant to section 65; and
- authorization to recover the filing fee for this application from the landlord pursuant to section 72.

At the outset of the hearing, the landlord provided the correct full legal name of the corporate landlord. Pursuant to section 64(3)(c) of the Act, I amend the tenant's application to name the correct corporate landlord as provided on the first page of this decision.

This matter was set for hearing by telephone conference call at 11:00am on this date. The line remained open while the phone system was monitored for ten minutes and the only participants who called into the hearing during this time was the respondent and respondent's counsel. Therefore, as the applicant did not attend the hearing by 11:10am, and the respondent appeared and was ready to proceed, I dismiss the claim 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: June 20, 2017

Residential Tenancy Branch