



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding BABIC ENTERPRISES  
and [tenant name suppressed to protect privacy]

## **DECISION**

Dispute Codes      OPR, MNR, MNSD, FF

### Introduction

This matter was set for hearing by telephone conference call at 11:00 a.m., in response to a Landlord's Application for Dispute Resolution (the "Application") for an Order of Possession and a Monetary Order. The telephone line remained open while the phone system was monitored for ten minutes the only participant who dialed into the hearing was the respondent Tenant. The Tenant explained that he had vacated the rental unit and had not given the Landlord a forwarding address in writing.

### 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 by 11:10 a.m. and the Tenant appeared and was ready to proceed, I dismiss the Landlord's 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 *Residential Tenancy Act*.

Dated: June 01, 2017

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Residential Tenancy Branch