



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

A matter regarding GSMI - GATESMITH MANAGEMENT INC.  
and [tenant name suppressed to protect privacy]

## DECISION

Dispute Codes      MNDC O OLC RP RR FF

### Introduction

This hearing was scheduled to address the tenant's application pursuant to the *Residential Tenancy Act* for: a monetary order pursuant to section 67; an order pursuant to section 62; an order that the landlord make repairs to the rental unit pursuant to section 33; an order to allow the tenant(s) to reduce rent for repairs pursuant to section 65; and authorization to recover the filing fee from the landlord pursuant to section 72.

The tenant/applicant did not attend although the 9:30 a.m. teleconference continued until 9:44 a.m. The landlord/respondent was present. The landlord's representative testified that the tenant had vacated the rental unit. With respect to the tenant's failure to attend this hearing, Rule 10.1 of the Rules of Procedure provides as follows:

The dispute resolution proceeding must commence at the scheduled time unless otherwise decided by the Arbitrator. The Arbitrator may conduct the dispute resolution proceeding in the absence of a party and may make a decision or dismiss the application, with or without leave to re-apply.

In the absence of the tenant/applicant's participation in this hearing to support their application, **I order the tenant's application dismissed without liberty to reapply.**

### Conclusion

I dismiss the tenant's application 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: August 4, 2017

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Residential Tenancy Branch