



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR; CNR, LAT, LRE, OLC

Introduction

Pursuant to section 58 of the *Residential Tenancy Act* (“*Act*”), I was designated to hear applications regarding the above-noted tenancy.

The landlords applied for:

- an order of possession for unpaid rent or utilities, pursuant to section 55.

The tenants filed a cross-application and applied for:

- cancellation of the landlords’ 10 Day Notice to End Tenancy for Unpaid Rent (“10 Day Notice”), pursuant to section 46;
- authorization to change the locks to the rental unit, pursuant to section 70;
- an order to suspend or set conditions on the landlords’ right to enter the rental unit, pursuant to section 70; and
- an order requiring the landlords to comply with the *Act*, regulation or tenancy agreement, pursuant to section 62.

Neither party attended at the appointed time set for the hearing, although I waited until 9:12 a.m. to enable them to participate in this hearing scheduled for 9:00 a.m.

Rule 7.3 of the Residential Tenancy Branch *Rules of Procedure* provides as follows:

7.3 Consequences of not attending the hearing: 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.

Accordingly, **in the absence of anyone attending this hearing, I order both applications dismissed with leave to reapply.** I make no findings on the merits of the matters. Leave to reapply is not an extension of any applicable limitation period.

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 23, 2017

Residential Tenancy Branch