



# Dispute Resolution Services

Page: 1

Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      OLC, PSF, RP, RR, FF, O

### Introduction

This hearing was convened by way of a conference call in response to the Tenant's Application for Dispute Resolution for the following issues: for the Landlord to comply with the *Residential Tenancy Act* (the "Act"), regulation or tenancy agreement; for the Landlord to provide services or facilities required by law; to allow the Tenant to reduce rent for repairs, services or facilities agreed upon but not provided; to make repairs to the rental unit; to recover the filing fee from the Landlord; and for "Other" undisclosed issues. The telephone line remained open while the phone system was monitored for ten minutes and no participant called into the hearing during this time.

### 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 hearing in the absence of that party, or dismiss the Application, with or without leave to re-apply. As neither party called into the conference call by 9:10 a.m., I find the Tenant has not presented the merits of this Application which is hereby **dismissed with leave to reapply**. However, this does not extend any applicable time limits under the Act and I have made no findings of fact or law with respect to the merits of this Application. This Decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under the Act.

Dated: August 29, 2017

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Residential Tenancy Branch