



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding 21 HOLDINGS LTD.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes DRI, CNR, MNDC, OLC, LRE, OPT, AAT, LAT

Introduction

This matter was set for hearing by telephone conference call at 11:00 a.m. in response to the Tenant's Application for Dispute Resolution (the "Application") filed on July 10, 2017 for the following reasons;

- to dispute an additional rent increase;
- to cancel a notice to end tenancy for unpaid rent;
- for money owed or compensation for damage or loss under the *Residential Tenancy Act* (the "Act"), regulation or tenancy agreement;
- for the Landlord to comply with the Act, regulation or tenancy agreement;
- to suspend or set conditions on the Landlord's right to enter the rental unit;
- to obtain an Order of Possession of the rental unit;
- to allow the Tenant access to the unit; and,
- to authorise the Tenant to change the locks to the rental unit.

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 dispute resolution 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 11:10 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 *Residential Tenancy 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 Section 9.1(1) of the *Residential Tenancy Act*.

Dated: September 20, 2017

Residential Tenancy Branch