



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      CNC, MT, FF

### Introduction

This matter was set for hearing by telephone conference call at 11:00 a.m., in response to the Tenants' Application for Dispute Resolution (the "Application") to cancel a notice to end tenancy for cause. I allowed the line to remain open while the phone system was monitored for 10 minutes and the only participant who called into the hearing was the Respondent Landlord. The Landlord explained the Tenants had vacated the rental unit.

### 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 Applicants did not appear for the scheduled hearing and have now vacated the rental unit, there are no legal findings for me to make on the Tenants' Application. Therefore, I dismiss the Tenants' 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: November 20, 2017

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Residential Tenancy Branch