



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding MOUNTAIN RIDGE APARTMENTS - CAPILANO PROPERTY
MANAGEMENT INC.
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC, ERP, RP, MNDC, FF

Introduction

This hearing dealt with the tenants' application pursuant to the *Residential Tenancy Act* ("Act") for:

- an order requiring the landlord to comply with the *Act*, *Residential Tenancy Regulation* ("*Regulation*") or tenancy agreement, pursuant to section 62;
- an order requiring the landlord to complete emergency and regular repairs at the rental unit, pursuant to section 33;
- a monetary order for \$4,000.00 for compensation for damage or loss under the *Act*, *Regulation* or tenancy agreement, pursuant to section 33; and
- authorization to recover the filing fee for this application, pursuant to section 72.

While the respondent landlord's agent attended the hearing by way of conference call, the applicant tenants did not, although I waited until 11:10 a.m. in order to enable the tenants to connect with this teleconference hearing scheduled for 11:00 a.m.

The landlord confirmed that he was the property manager for the landlord company named in this application and that he had authority to speak on its behalf at this hearing.

The landlord confirmed receipt of the tenants' application for dispute resolution hearing package. In accordance with sections 89 and 90 of the *Act*, I find that the landlord was duly served with the tenants' application.

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.

In the absence of any appearance by the tenants, I order the tenants' entire application dismissed 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: January 12, 2018

Residential Tenancy Branch