



Dispute Resolution Services

Page: 1

Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes CNC, OLC, RP, PSF, LRE, LAT, FF

Introduction

Pursuant to section 58 of the Residential Tenancy Act (the “Act”), I was designated to hear an application regarding the above-noted tenancy. The tenant applied for:

- Cancellation of a 1 Month Notice to End Tenancy for Cause pursuant to section 47;
- And Order that the landlord comply with the Act, regulations or tenancy agreement pursuant to section 62;
- An order for repairs pursuant to section 33;
- And order reducing rent due to loss of value of the tenancy pursuant to section 65;
- Authorization to change the locks to the rental unit pursuant to section 70;
- An order limiting the landlord’s right to access the rental unit pursuant to section 70; and
- authorization to recover the filing fee for this application from the landlord pursuant to section 72.

This matter was set for hearing by telephone conference call at 9:30 am on February 19, 2018. The line remained open while the phone system was monitored for fifteen minutes and no participant called into the hearing during this time.

Rule 7.3 of the 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 reapply.

Accordingly, as neither the applicant nor the respondent attended the hearing by 9:45am and **in the absence of any evidence or submissions I order the application dismissed without leave to reapply.** I make no findings on the merits of the matter. The issuance of this decision does not extend any applicable deadlines under the Act.

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: February 20, 2018

Residential Tenancy Branch