



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes CNR ERP OLC PSF RP

### Introduction

Pursuant to section 58 of the *Residential Tenancy Act* ("the Act"), I was designated to hear this tenants' application for: cancellation of the landlord's 10 Day Notice to End Tenancy for Unpaid Rent pursuant to section 46; an order for (emergency) repairs pursuant to section 33; an order that the landlord provide services/ facilities pursuant to section 65; as well as an order that the landlord comply with the Act pursuant to section 62.

The tenants did not attend although the 1:30 p.m. teleconference continued until 1:40 p.m. The landlord's representative (his son) was present and provided brief details about the tenancy. With respect to the tenants' failure to attend this hearing, Rule 10.1 of the Rules of Procedure provides as follows:

*The dispute resolution proceeding must commence at the scheduled time unless otherwise decided by the Arbitrator. The Arbitrator may ... make a decision or dismiss the application, with or without leave to re-apply.*

In the absence of the tenants/applicants' participation in this hearing to support their application and given the evidence provided by the landlord, **I order the tenants' application dismissed without liberty to reapply.**

### Conclusion

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: March 08, 2018

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Residential Tenancy Branch