



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes: CNC, AAT, LRE, OLC, PSF

### **Introduction:**

The Application for Dispute Resolution filed by the Tenant seeks the following:

- a. An order that the landlord provide services or facilities required by the tenancy agreement or law
- b. I order to suspend the landlord right to enter the rental unit.
- c. An order that the landlord allow access to the rental unit for the tenant and/or guests
- d. An order to cancel the one month Notice to End Tenancy January 14, 2018
- e. An order that the landlord comply with the Act, Regulations and/or tenancy agreement.

The applicant failed to contact the telephone bridge number at the scheduled time for the hearing. The respondent was present and ready to proceed. The telephone line remained open while the phone system was monitored for ten minutes. The applicant failed to appear. I then proceeded with the hearing in the absence of the applicant.

The landlord testified the parties have settled the matter and the tenant has vacated the rental unit.

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 re-apply.

I order that the application be dismissed without leave to re-apply.

**This decision is final and binding on the parties.**

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 27, 2018

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Residential Tenancy Branch