



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding SPEAKS PROPERTY PROTECTION MANAGEMENT
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC PSF

Introduction

Pursuant to section 58 of the *Residential Tenancy Act* (“the Act”), I was designated to hear the tenant’s application for: an order requiring the landlord to comply with the Act pursuant to section 62; and an order that the landlord provide facilities (water) required by law pursuant to section 65. The tenant/applicant did not attend this hearing, although I left the teleconference hearing connection open until 10 minutes in order to enable the tenant/applicant to call into this hearing scheduled for 11:00 a.m.

The landlord attended the hearing and was given an opportunity to be heard. I confirmed that the correct information was provided in the Notice of Hearing. I confirmed that the landlord and I were the only ones who had called into this teleconference. I should note that the landlord testified that she did not know the applicant.

Rule 10.1 of the Rules of Procedure provides that the “dispute resolution proceeding must commence at the scheduled time...The Arbitrator...may make a decision or dismiss the application...” In the absence of the tenant’s attendance to support her application, **I order the tenant’s application dismissed without liberty 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: May 18, 2018

Residential Tenancy Branch