



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

A matter regarding GRANADA MOTEL
and [tenant name suppressed to protect privacy]

DECISION

Dispute Codes OLC

Introduction

This hearing convened as a result of a Tenants' Application for Dispute Resolution filed on June 5, 2018 wherein the Tenants sought an Order that the Landlord comply with the *Residential Tenancy Act*, the *Residential Tenancy Regulation*, and the residential tenancy agreement. The Tenants indicated on their application that they also sought an Order of Possession for the rental unit.

The matter was set for hearing by telephone conference call at 9:00 a.m. on this date. The line remained open while the phone system was monitored for ten minutes and the only participant who called into the hearing during this time was the Respondent Landlord's manager, A.X.

The Tenants did not attend this hearing, although I left the teleconference hearing connection open until 9:10 a.m.

I confirmed that the correct call-in numbers and participant codes had been provided in the Notice of Hearing. I also confirmed from the teleconference system that A.X. and I were the only ones who had called into this teleconference.

Analysis and Conclusion

Rules 7.1 and 7.3 of the *Residential Tenancy Branch Rules of Procedure* provide as follows:

Commencement of Hearing:

The hearing must commence at the scheduled time unless otherwise decided by the arbitrator.

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.

As the Applicants did not call into the hearing by 9:10 a.m., and the Respondent appeared and was ready to proceed, **I dismiss the Tenants' claim without leave to reapply.**

This decision is final and binding on the parties, except as otherwise provided under the Act, and 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: June 25, 2018

Residential Tenancy Branch